








# Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (BEACH RESORT)
Plot Area	36,470 m <sup>2</sup>
FAR	1.50
Max. Tower Coverage	35%
GFA	54,705 m <sup>2</sup>
Max. Height	G+7

Setbacks	
Ground + Tower	
A - 10 m	
B - 10 m	
C - 15 m	
D - 10 m	

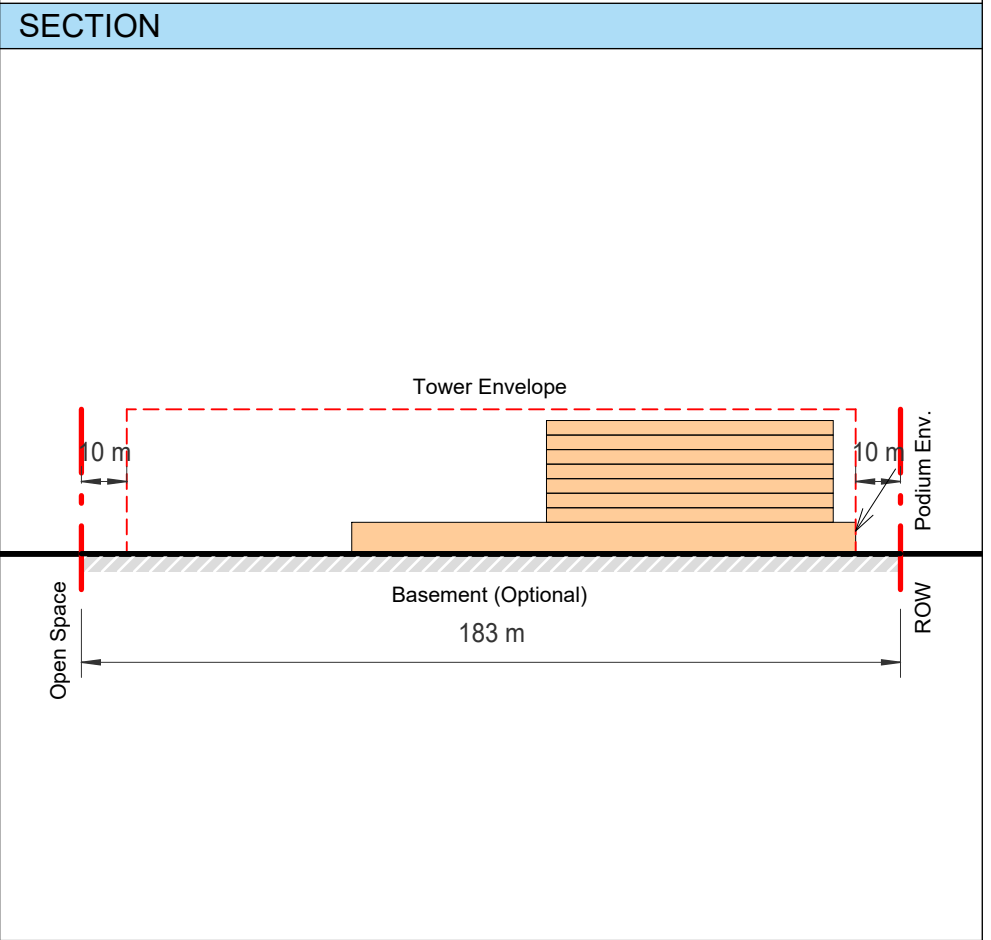
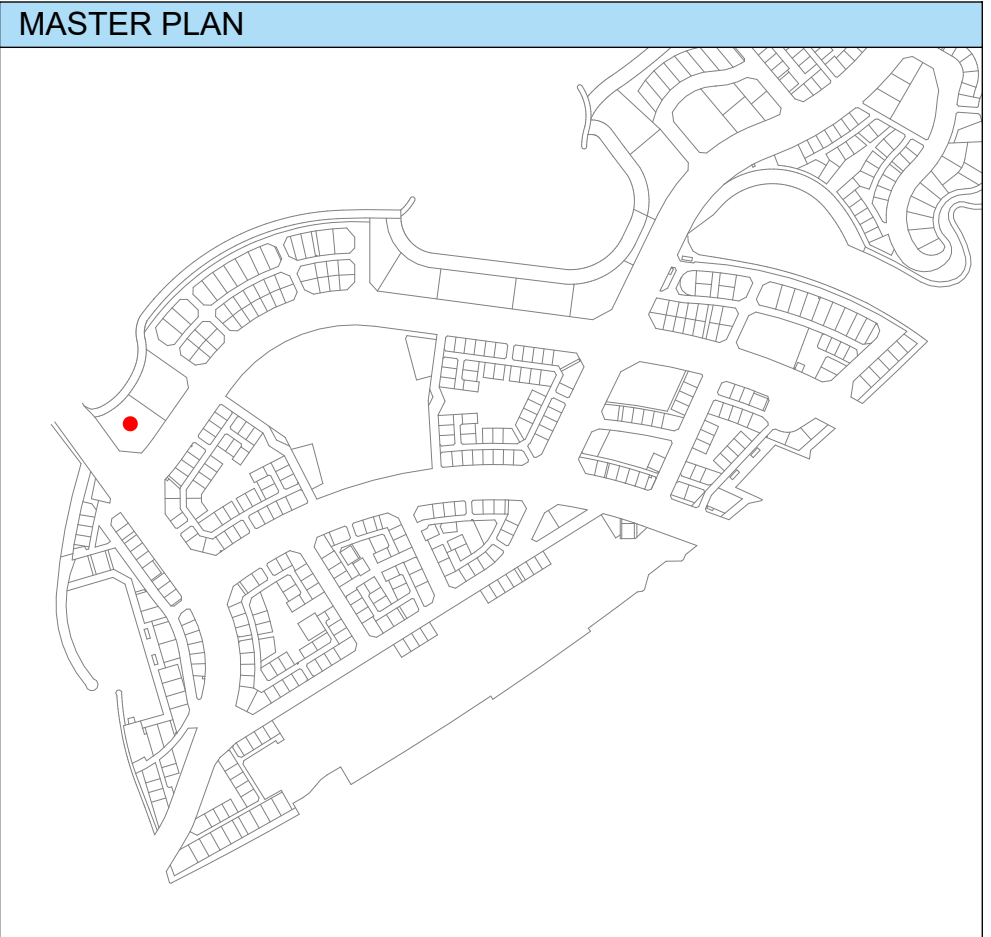
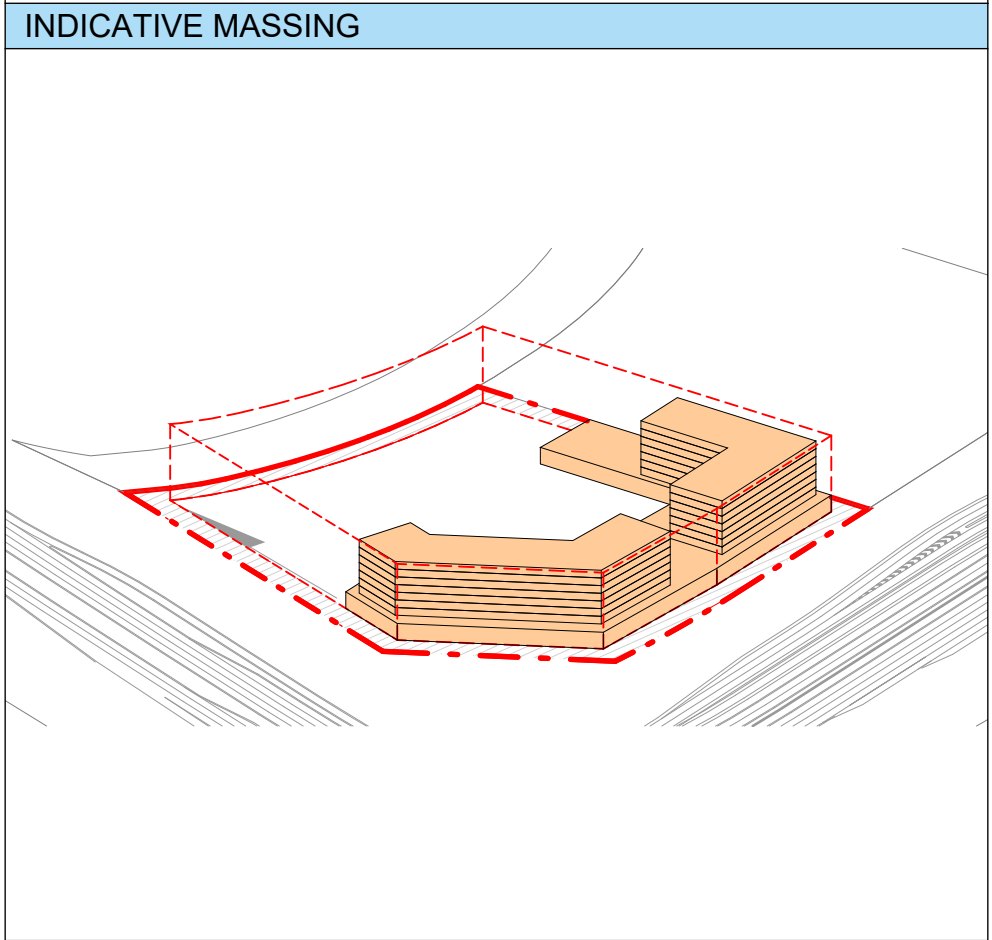
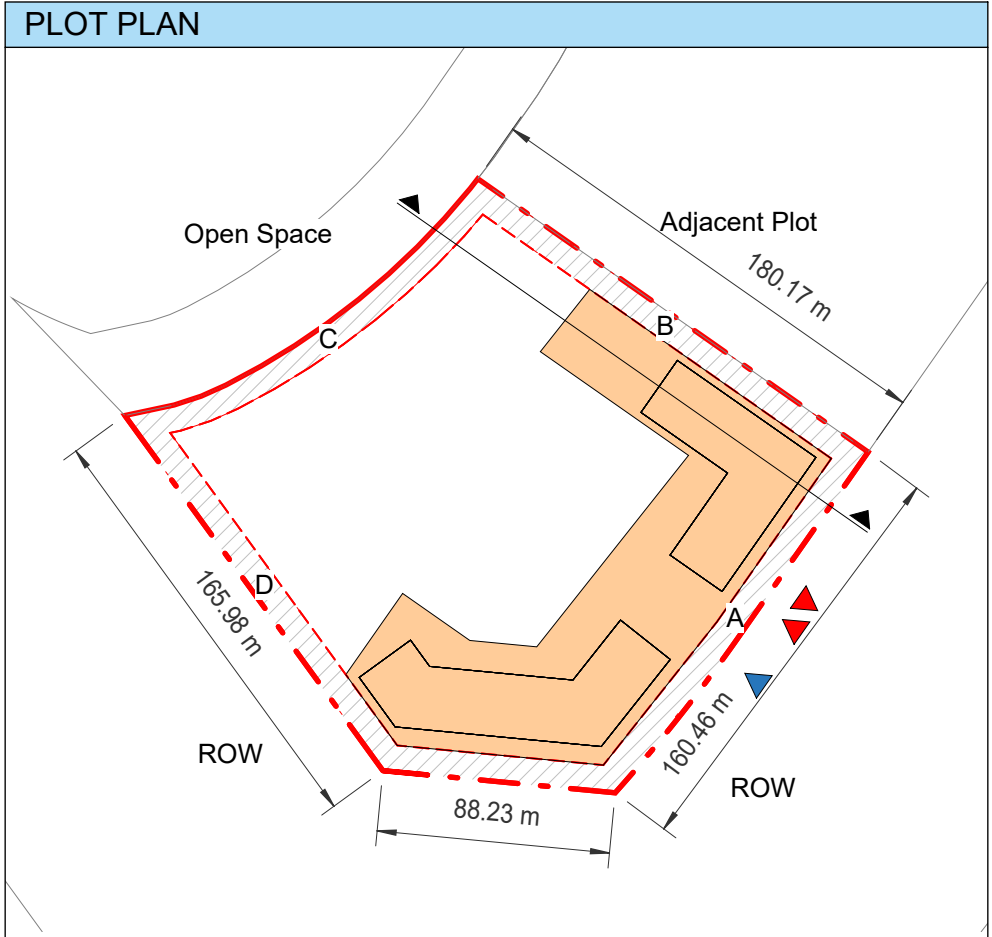
<ul style="list-style-type: none"><li>Maximum Number of Keys 497</li><li>Minimum Av. Unit Area 110m<sup>2</sup></li><li>Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li><li>Site boundary walls / fences along neighboring plots are not allowed</li><li>Basement is allowed</li><li>Plant room to be screened and setback from tower edge min. 3 m</li><li>Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li><li>7m Ground Floor Height</li><li>3.6m for Podium &amp; Typical Floors</li></ul>	<ul style="list-style-type: none"><li>Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li><li>Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li></ul>
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 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Vehicular Access
	 Pedestrian Access

Notes:

- Overall Average GFA per key = 110m<sup>2</sup>
- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Maximum permissible GFA 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 GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage room, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-BR-0003A  
HOTEL (BEACH RESORT)



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,380 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,950 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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
- 3.8m 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
- 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 BUA\* Built Up Area as defined in DCR
- Minimum 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 balconies, and service areas, escape staircase, shafts and garage room and uncovered/unenclosed terraces
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

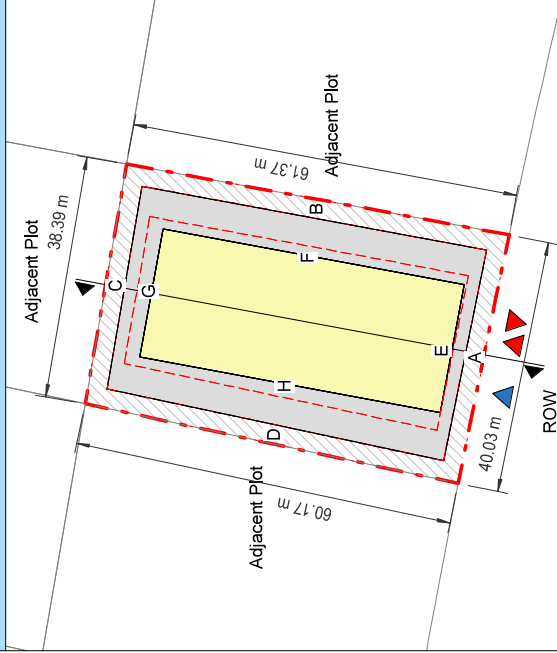
DIA-RE-0211

RESIDENTIAL (APARTMENT)

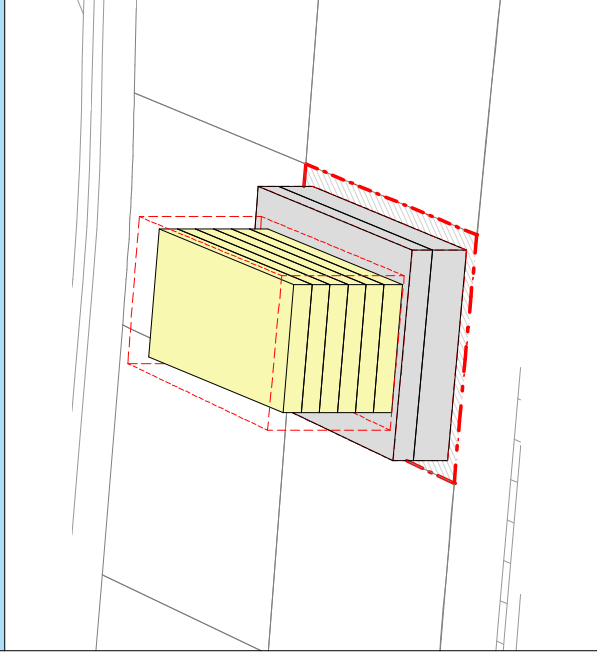
## Disclaimer:

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PLOT PLAN



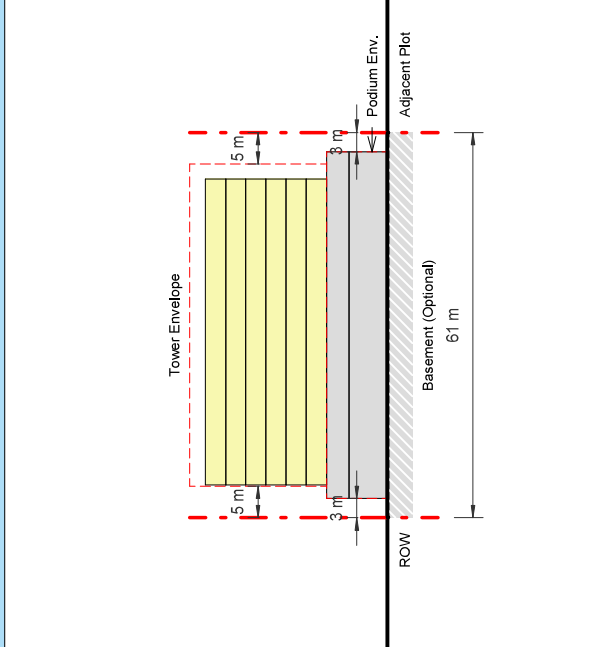
INDICATIVE MASSING



MASTER PLAN



SECTION



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	4,798 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	17,511 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+14









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

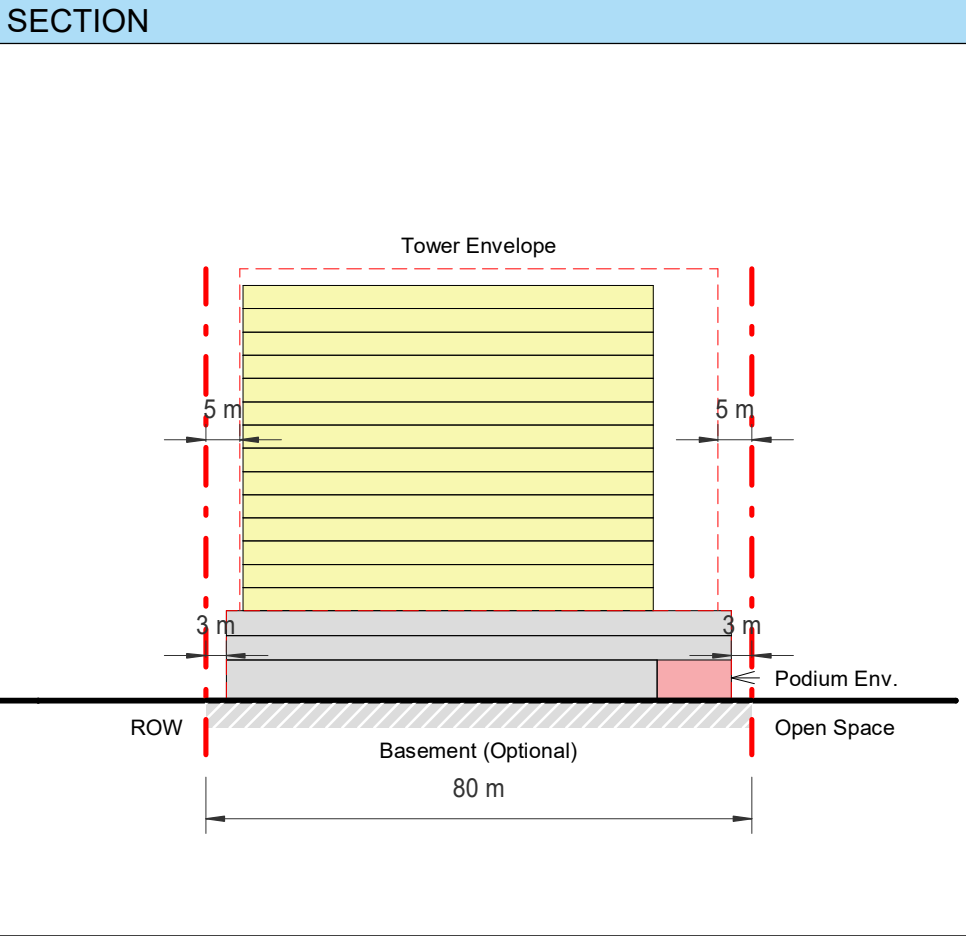
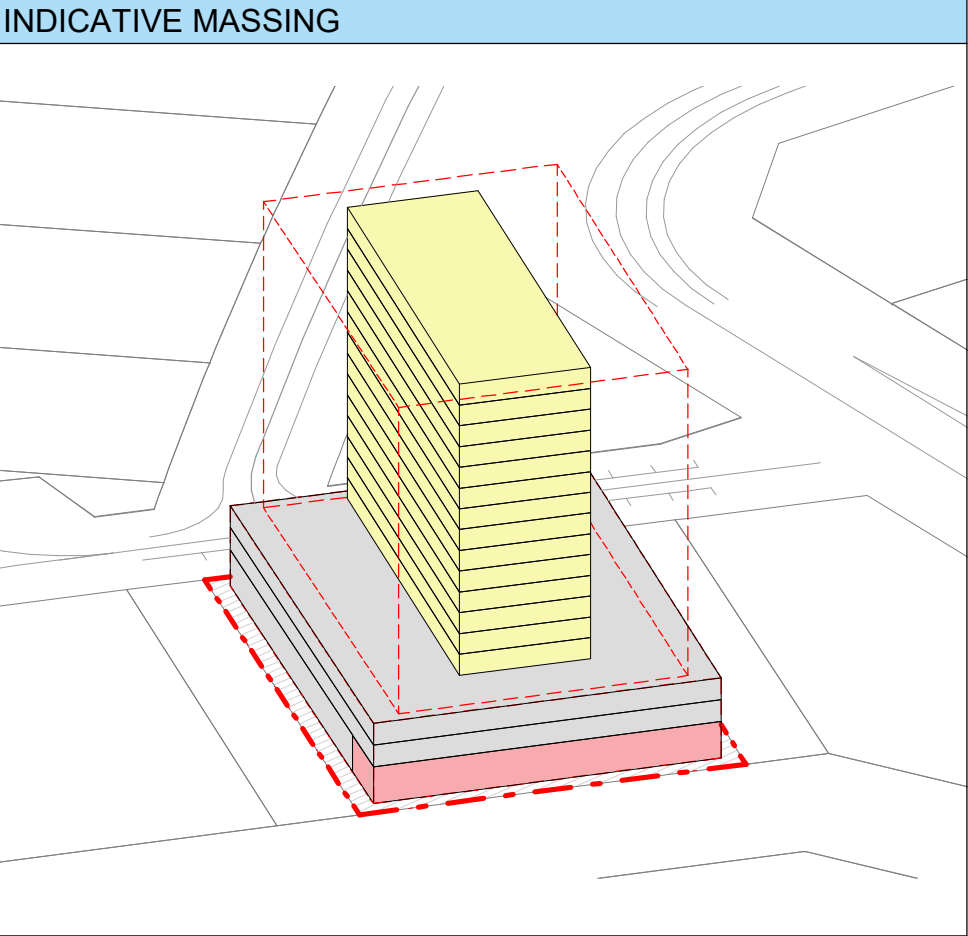
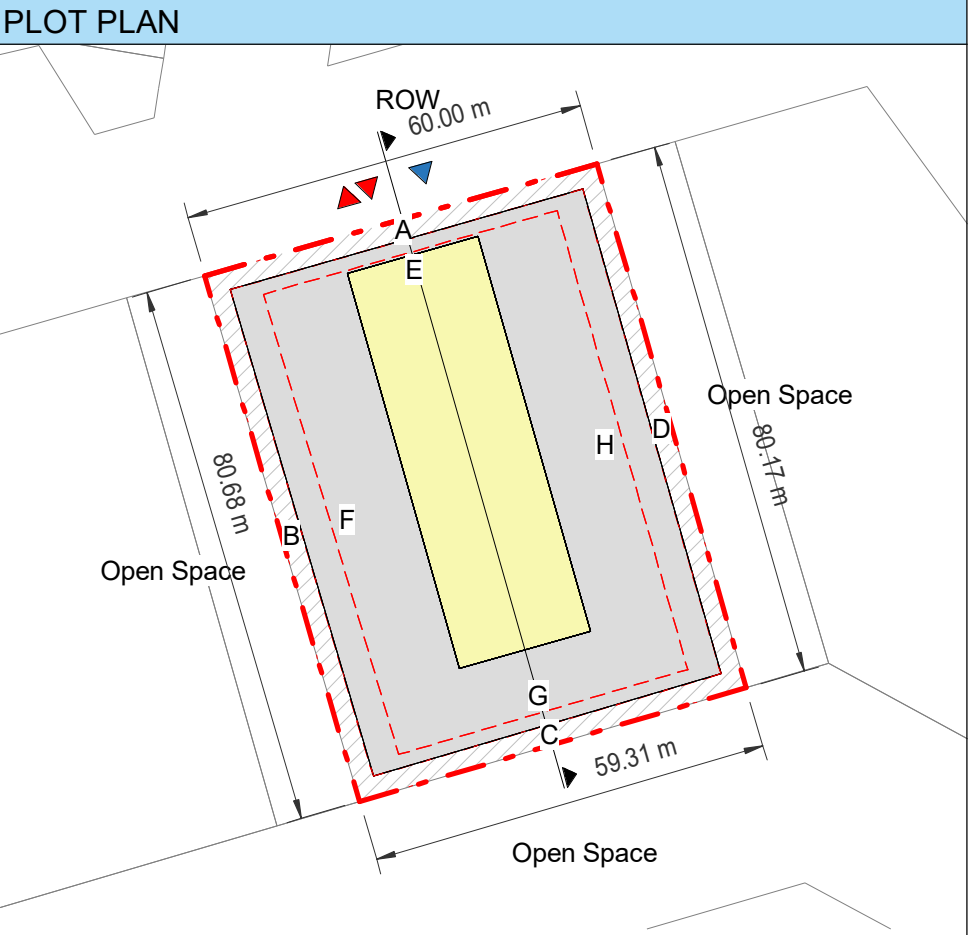
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0290

MIXED USE (Residential, Retail)



## Disclaimer:

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# Deira Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,455 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,685 m <sup>2</sup>
- 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 - 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 Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
  - Minimum 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 balconies, and service areas, escape staircases, shafts and garage room and uncovered/unenclosed terraces
  - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

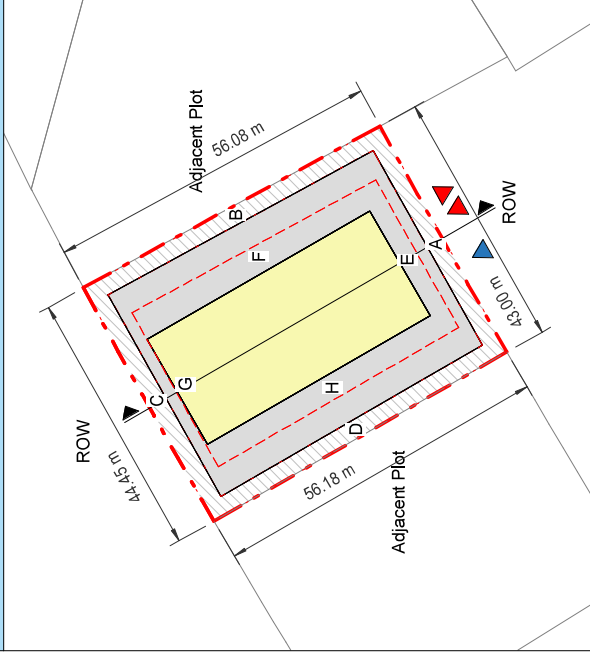
DIA-RE-0107

RESIDENTIAL (APARTMENT)

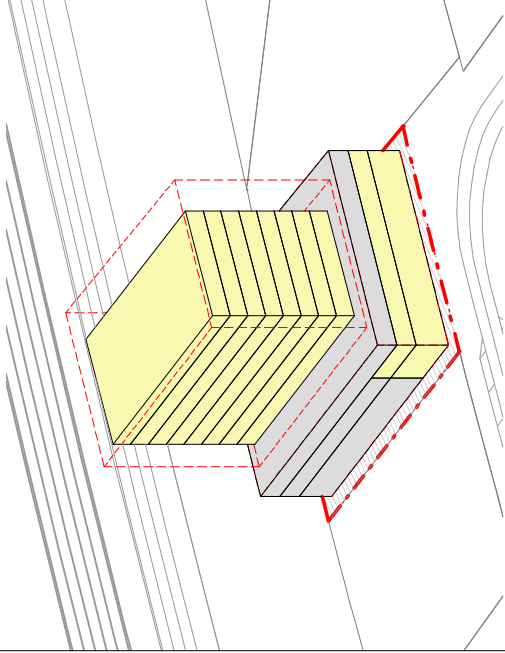
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PLOT PLAN



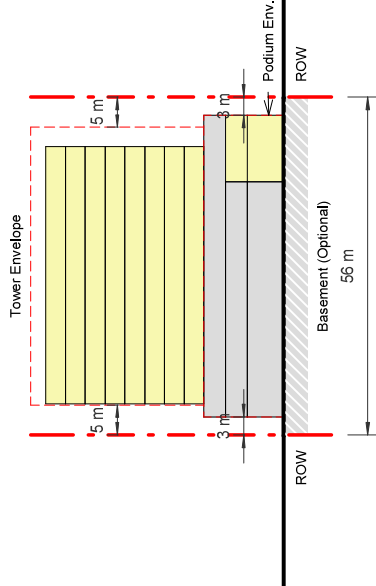
INDICATIVE MASSING



MASTER PLAN



SECTION





# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,400 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+P+8





Setbacks	
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 Plot Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

	Envelope
	Plot Boundary
	Access Side Indication
	Pedestrian Access

Notes:

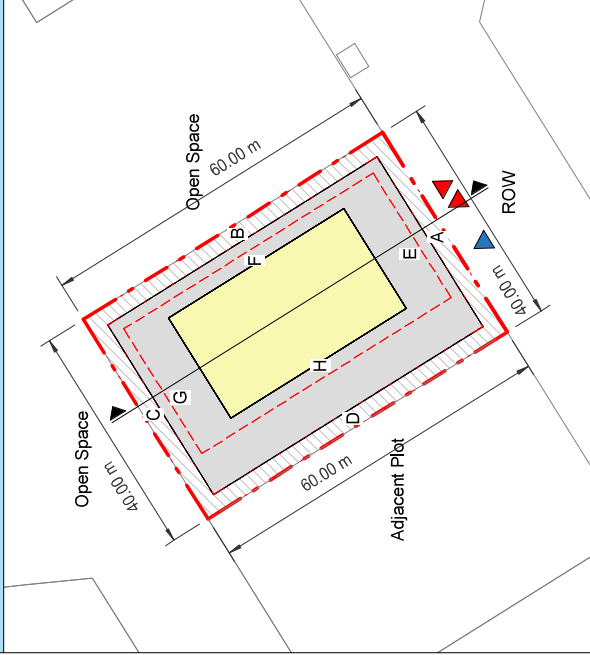
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
- Minimum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building measured 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 balconies and terraces, and areas not approved by authorities and service providers, escape staircase, shafts and garage room and uncovered/unenclosed balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0165  
MIXED USE (Residential, Retail)

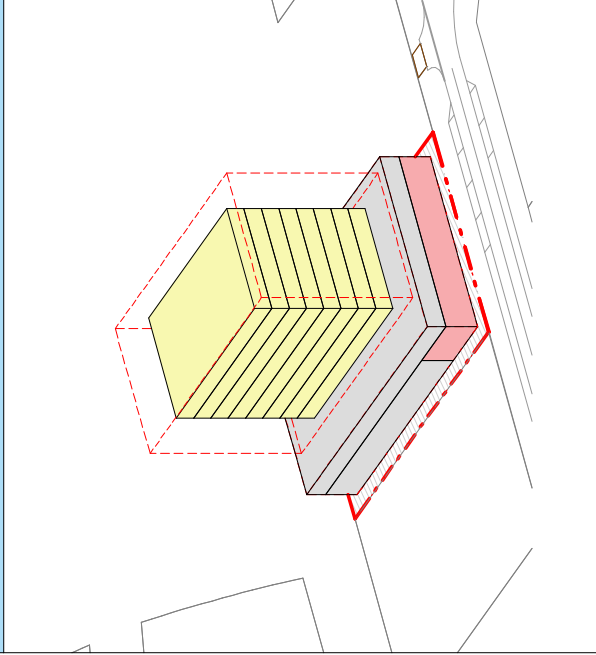
## Disclaimer:

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PLOT PLAN



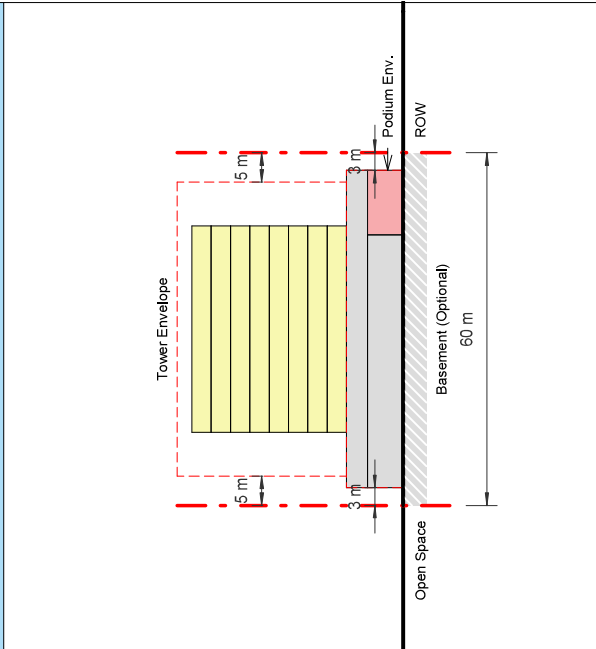
INDICATIVE MASSING



MASTER PLAN



SECTION



## Deira Islands - Development Control Guidelines









Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,372 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,658 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 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

## 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		Plbt Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

Notes:

- 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 terrace 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, all half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all areas reserved for authorities and service purposes, escape staircase, shafts and garage room and uncovered/unenclosed verandahs and balconies.
  - Amalgamation or subdivision of lots is upon Master Developer approval and the applicable fees.

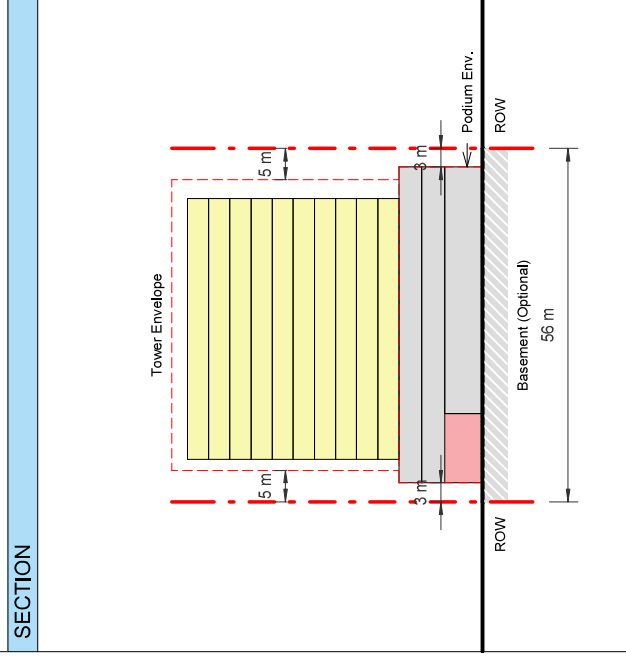
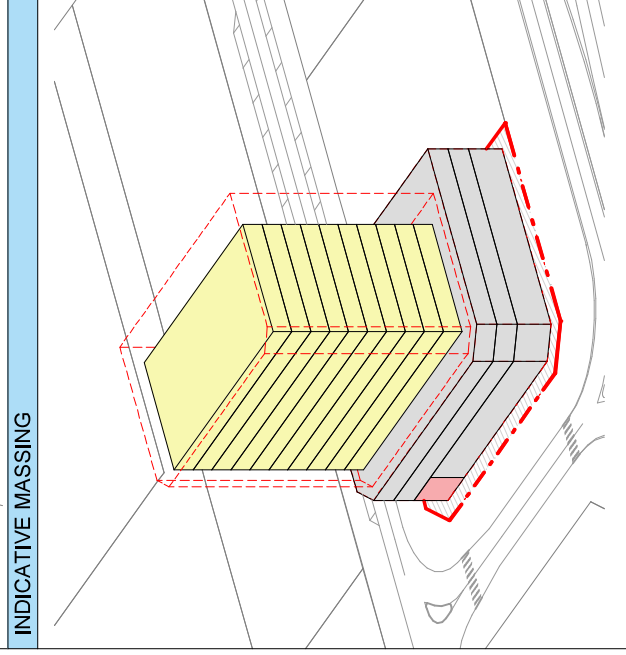
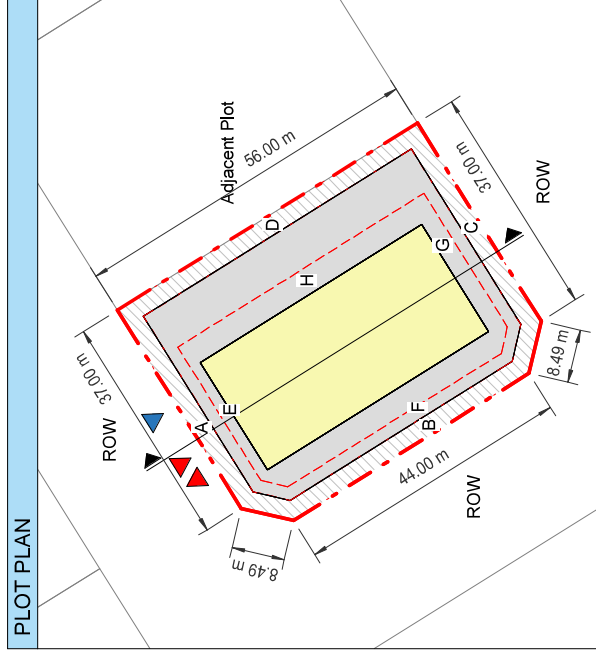
**DIA-MU-0122**

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**MIXED USE (Residential, Retail)**

**Disclaimer:**

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	3,324 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	12,134 m <sup>2</sup>
Max. Height	G+13








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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
- BUA\*: Built Up Area as defined in DCR
- Minimum Av. Unit Area: 90m<sup>2</sup>
- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

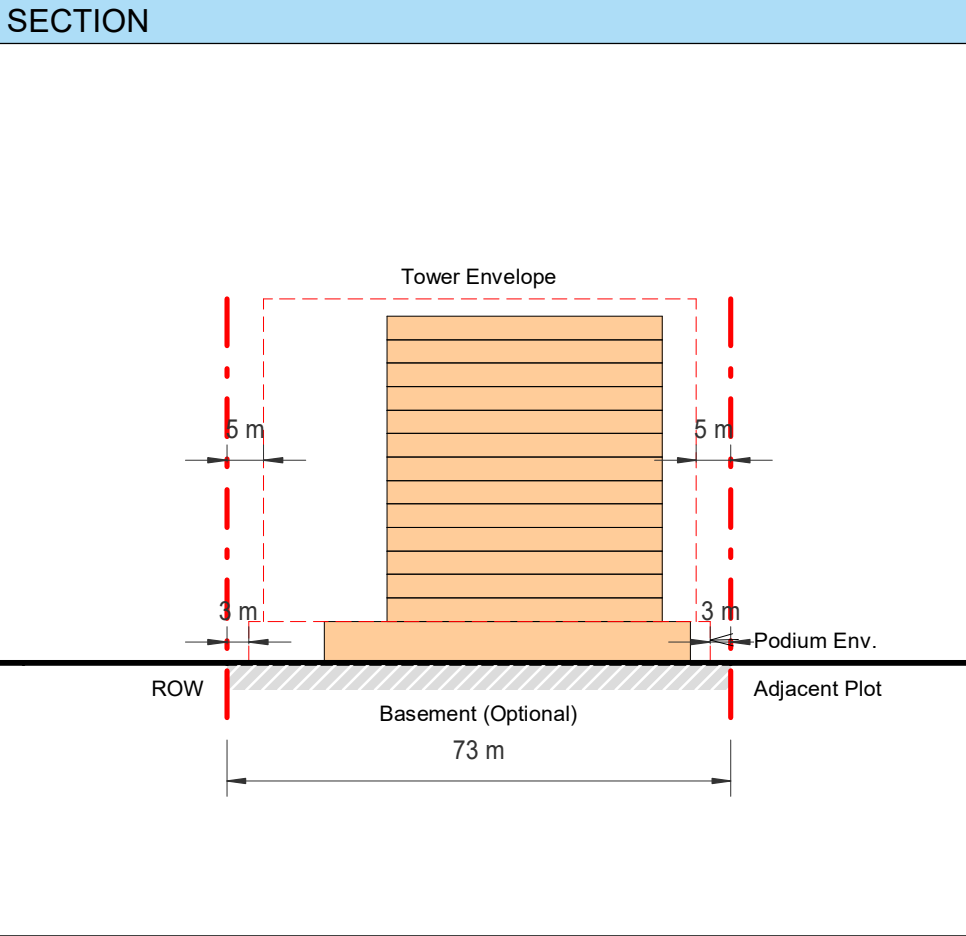
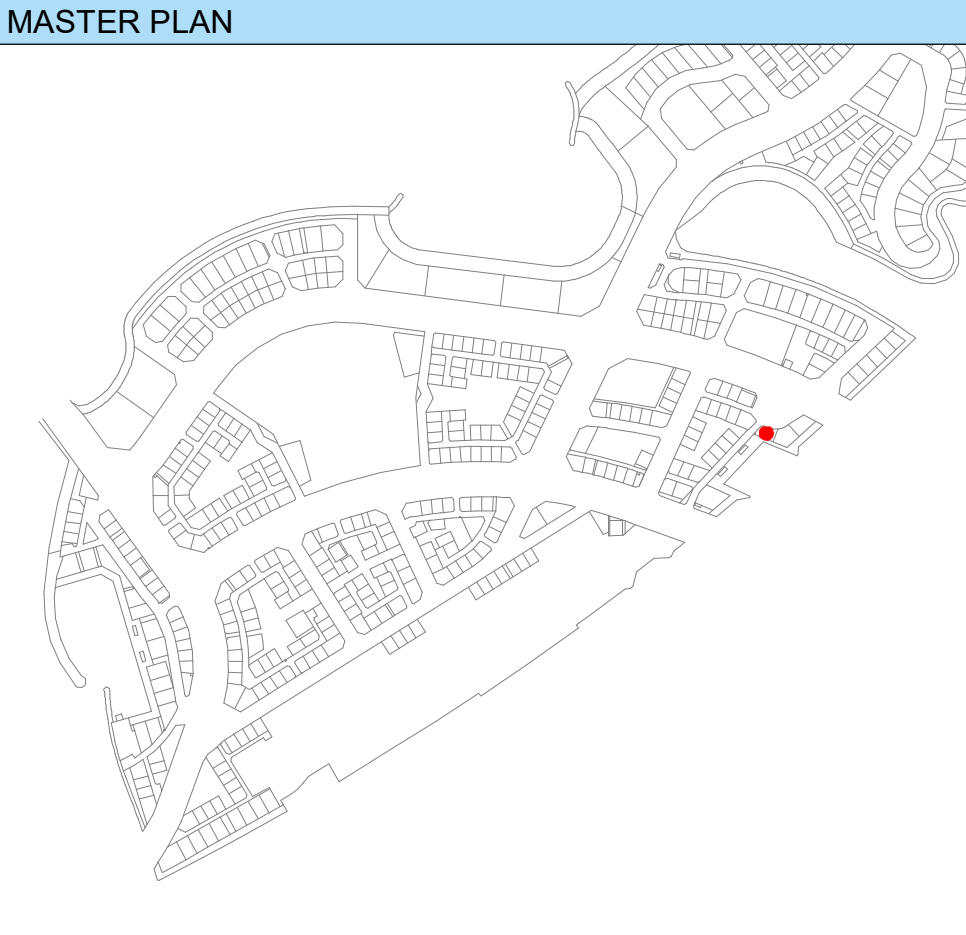
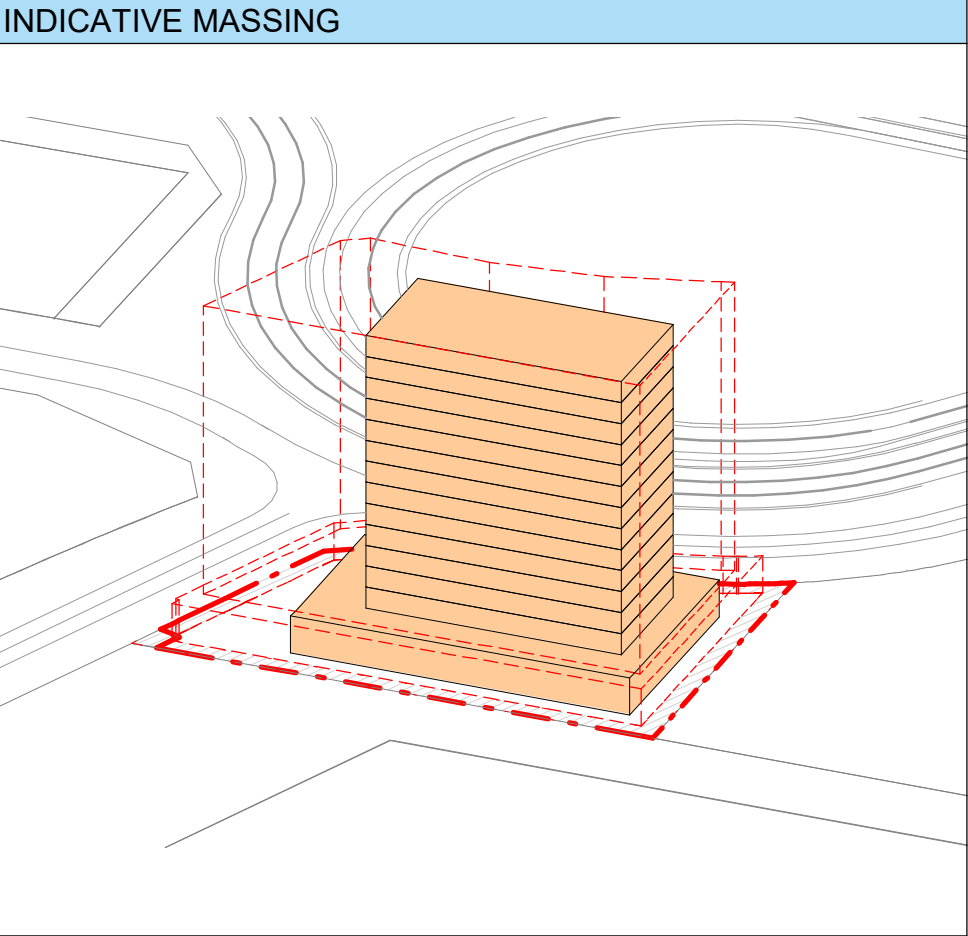
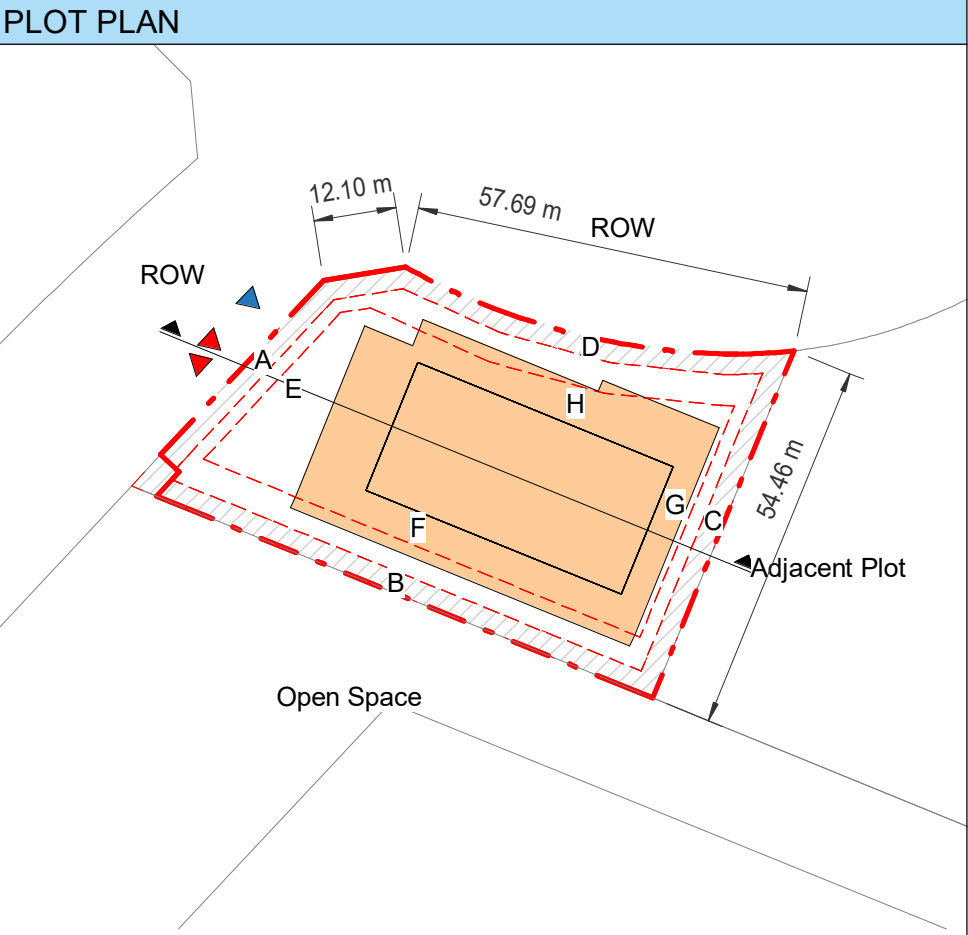
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.

DIA-WE-N16

HOTEL (WATER EDGE)



## 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.

# Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (BEACH RESORT)
Plot Area	35,520 m <sup>2</sup>
FAR	1.50
Max. Tower Coverage	35%
GFA	53,280 m <sup>2</sup>
Max. Height	G+7

Setbacks	
Ground + Tower	
A - 10 m	
B - 15 m	
C - 10 m	
D - 10 m	

- Maximum Number of Keys 484
  - Minimum Av. Unit Area 110m<sup>2</sup>
  - 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
  - 7m 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

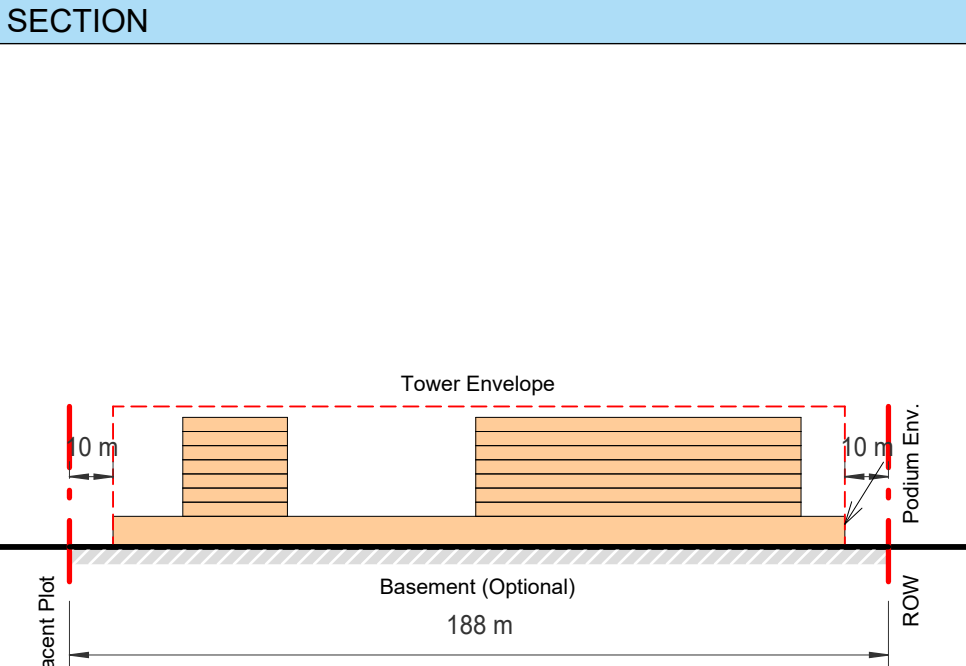
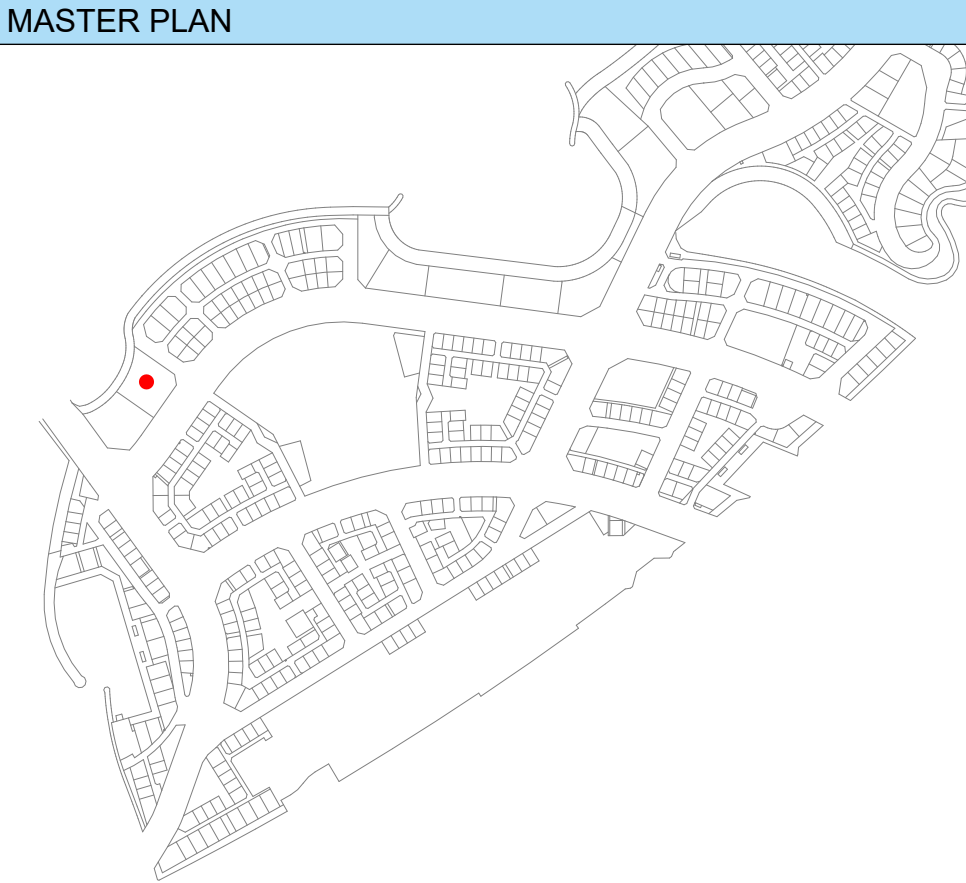
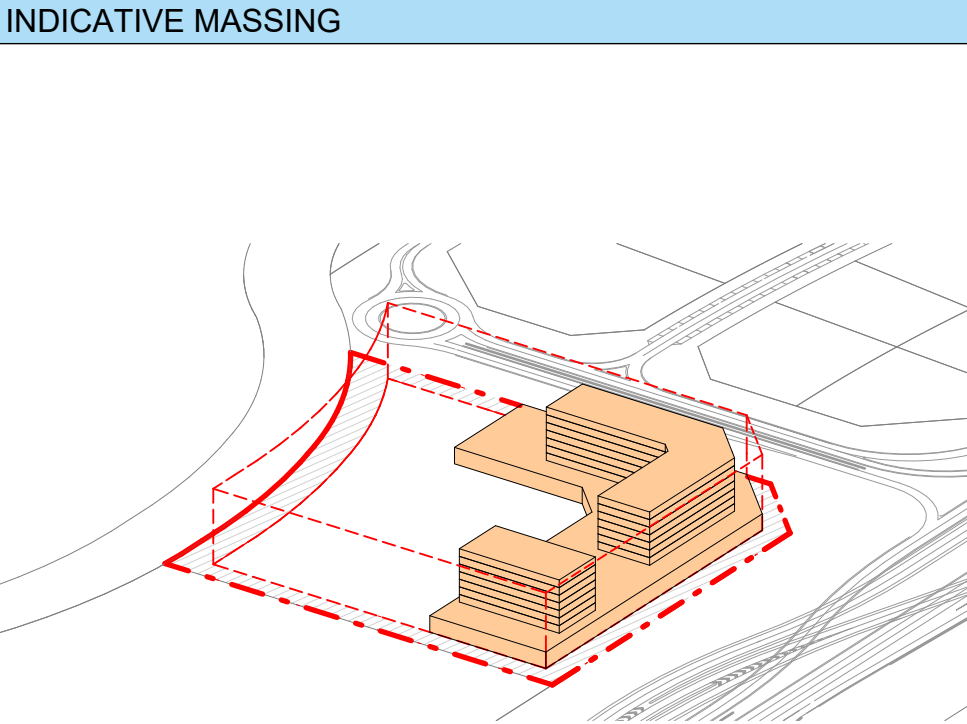
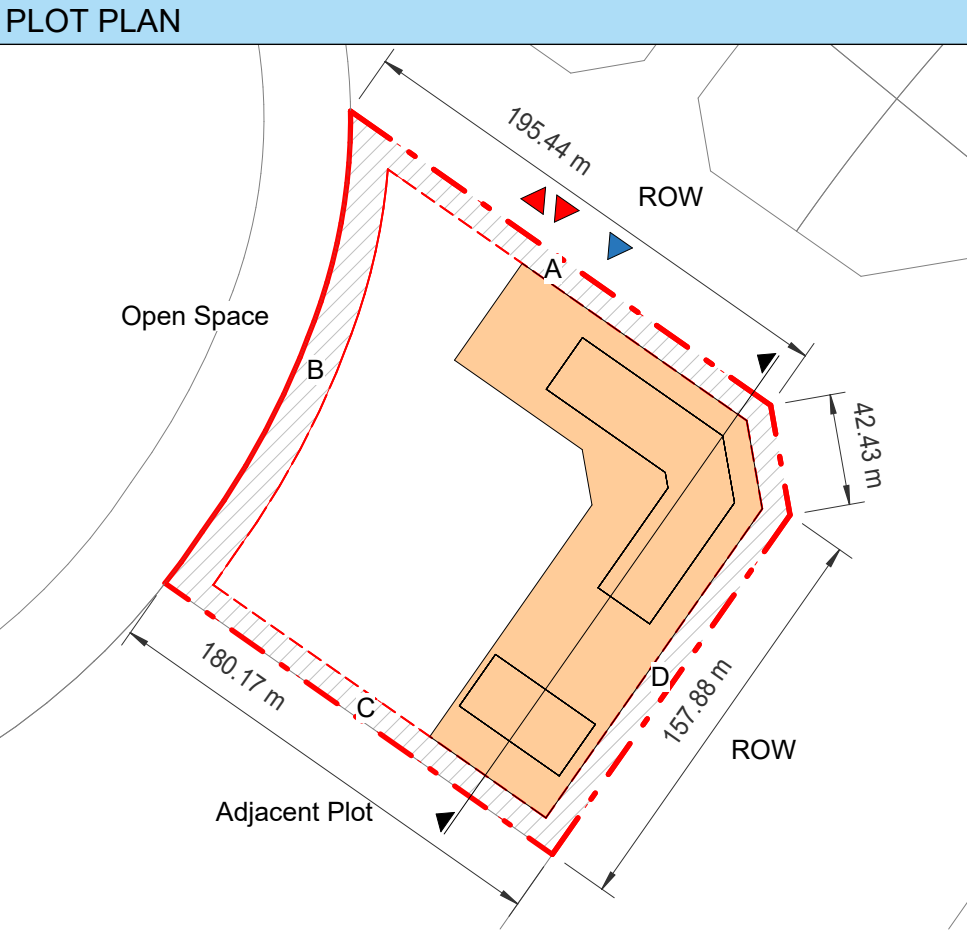
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Vehicular Access
	 Pedestrian Access

Notes:

- Overall Average GFA per key = 110m<sup>2</sup>
- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Maximum permissible GFA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outsid walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces.
- The maximum permissible GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage room, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-BR-0003B

HOTEL (BEACH RESORT)





# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,951 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	14,420 m <sup>2</sup>
- 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 - 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 Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone
	Pedestrian Access

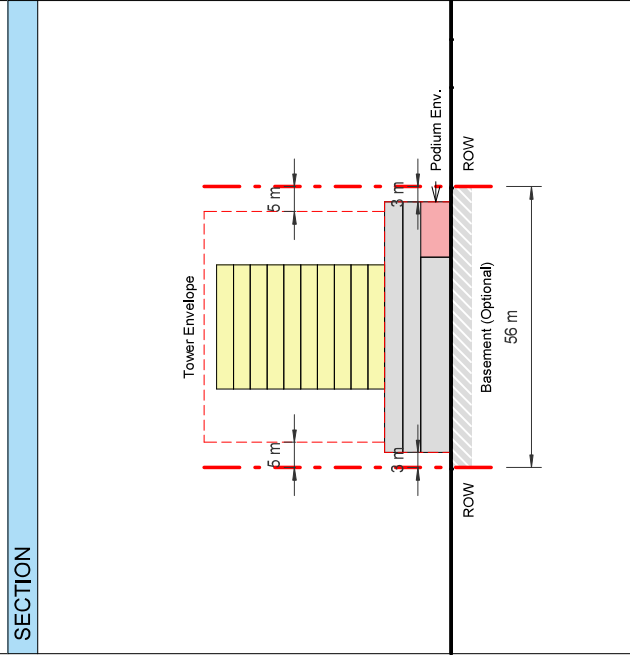
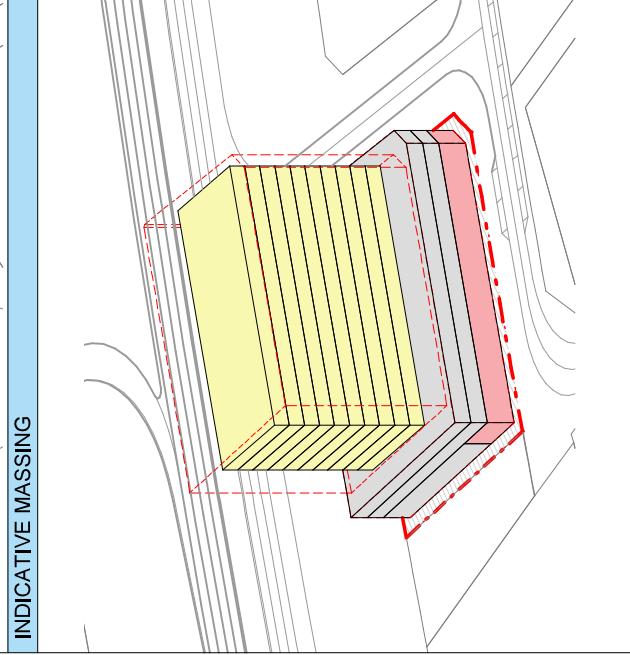
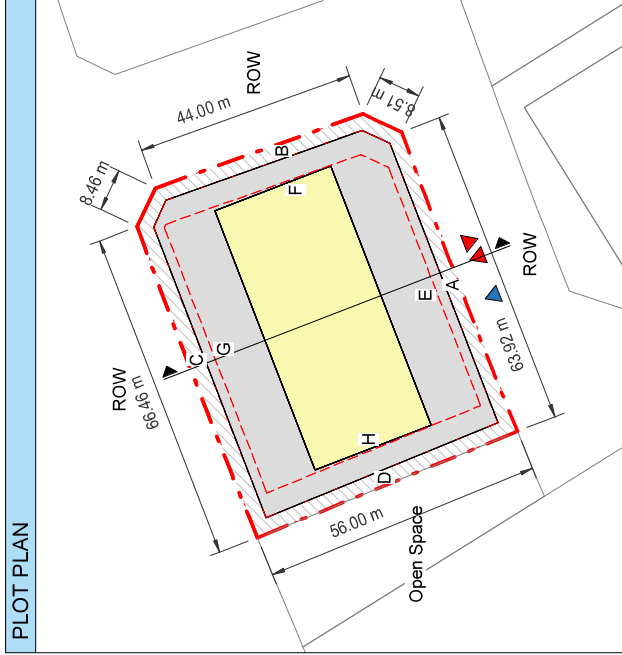
Notes:

- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
- Minimum 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 balconies, and areas reserved for landscaping, escape staircase, shafts and garage room and uncovered/unenclosed terraces and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0104  
MIXED USE (Residential, Retail)

## Disclaimer:

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## Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,428 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	12,511 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

<ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA * Minimum Av. Unit Area</li> <li>• BUA* Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area, 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Built to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>
	<h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 10% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>

	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 telecom 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, all half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all areas reserved for authorities and services, escape staircase, shafts and garbage room and uncovered/unenclosed verandas and balconies.
- Allocation or subdivision of plots is upon Master Developer approval and the applicable fees.

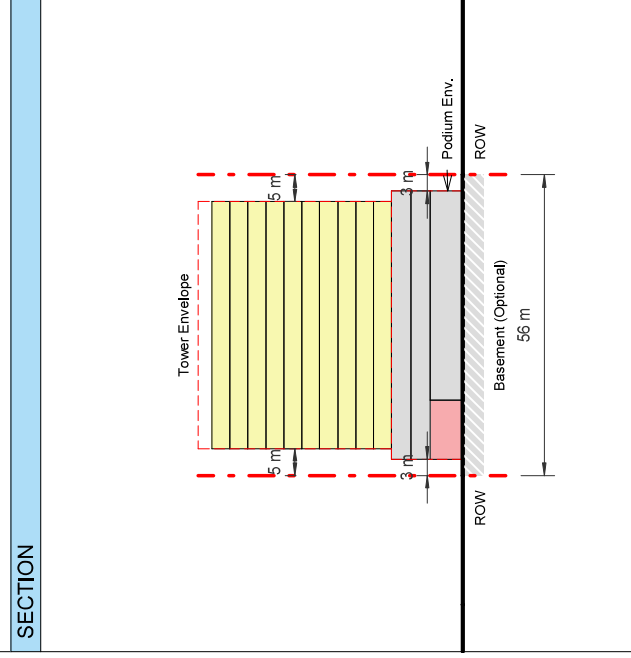
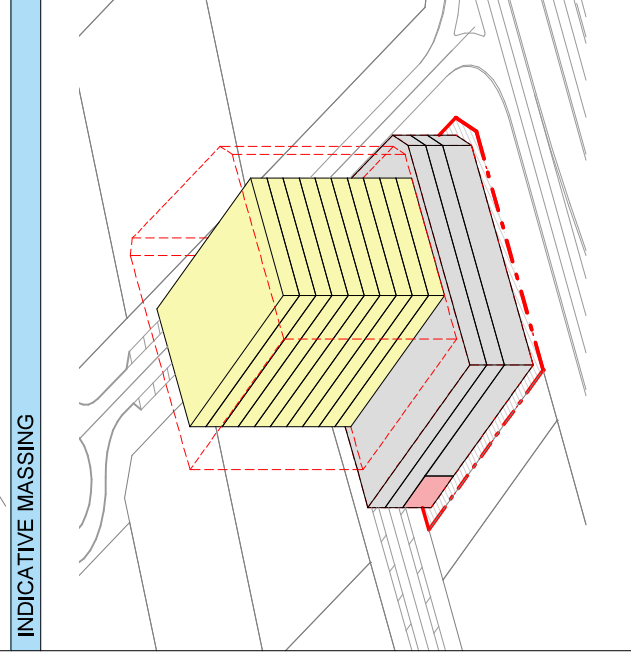
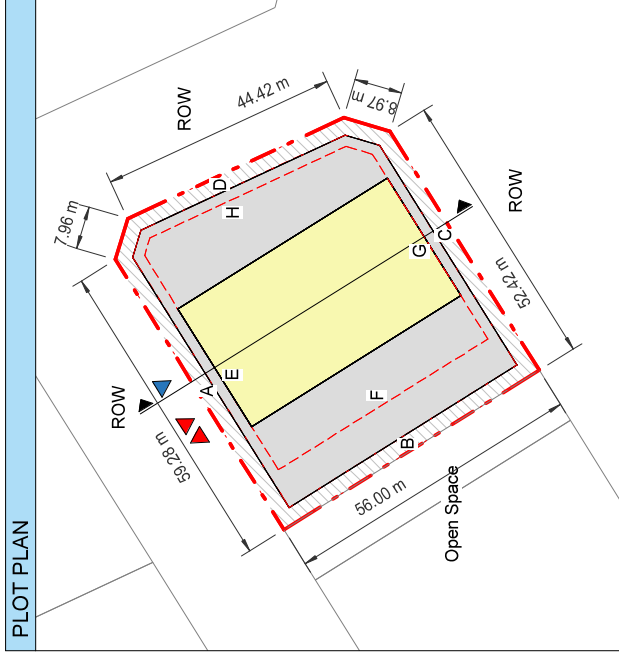
**DIA-MU-0171**

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**MIXED USE (Residential, Retail)**

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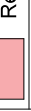

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,276 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	13,384 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10

Setbacks	
Ground + Podium	
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 Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

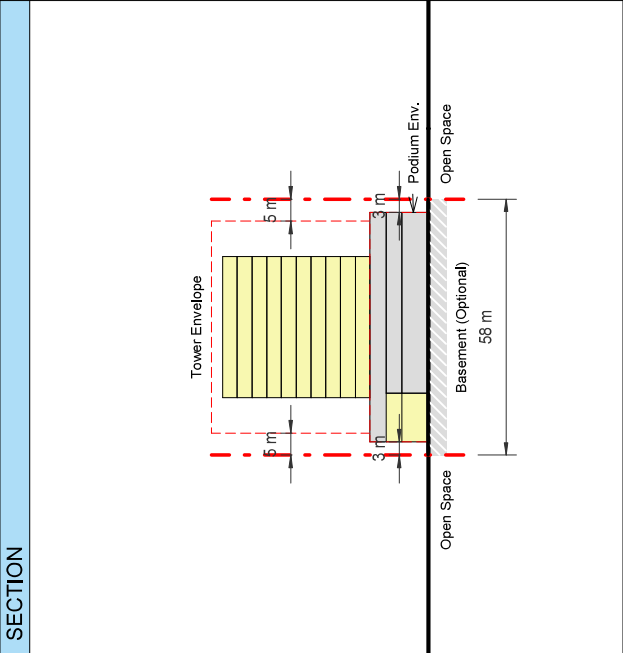
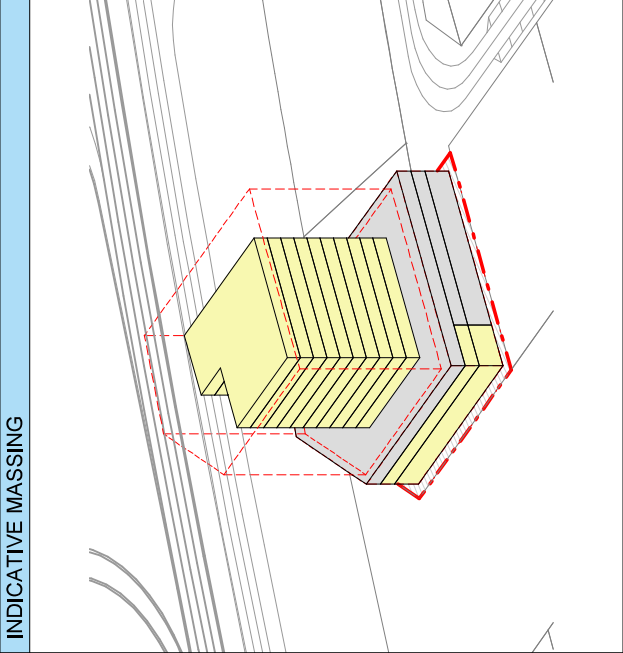
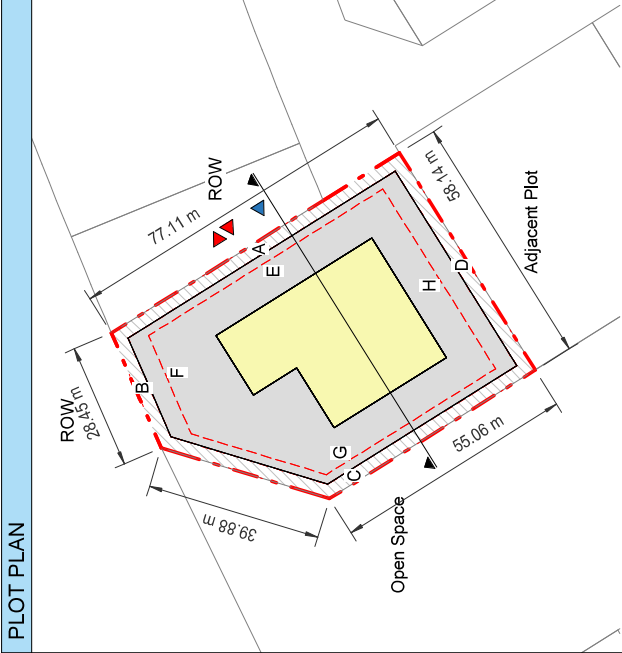
	Envelope
	Plot Boundary
	Access Side Indication
	Pedestrian Access

Notes:

- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
- Minimum 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 balconies, and areas reserved for use by authorities and service providers, escape staircases, shafts and garage room and uncovered/unenclosed terraces and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0105  
RESIDENTIAL (APARTMENT)

Disclaimer:  
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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,421 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,838 m <sup>2</sup>
- 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 - 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 Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

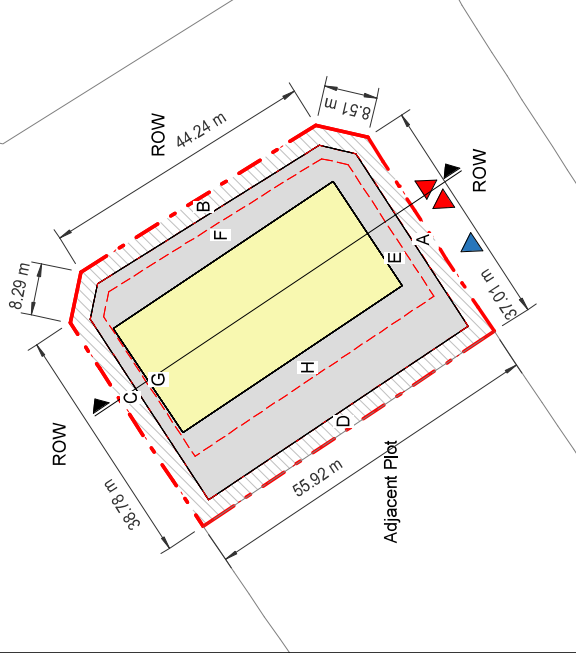
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
  - Minimum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building 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 balconies, and areas reserved for authorities and service providers, escape staircase, shafts and garage room and uncovered/unenclosed terraces
  - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0109  
MIXED USE (Residential, Retail)

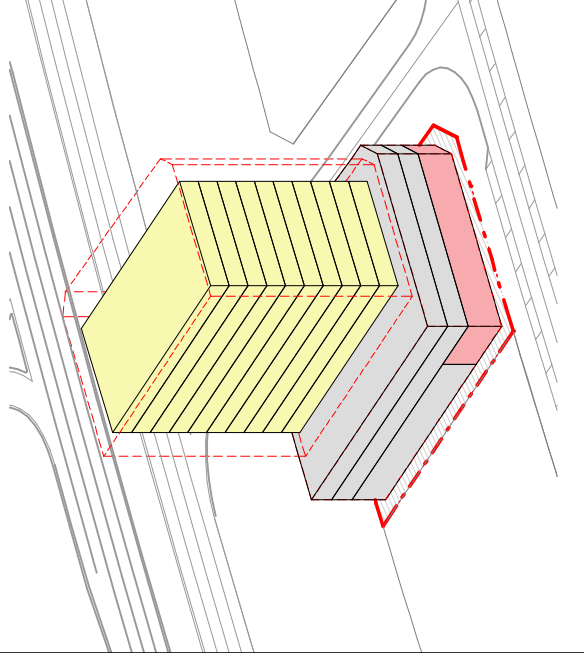
## Disclaimer:

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PLOT PLAN



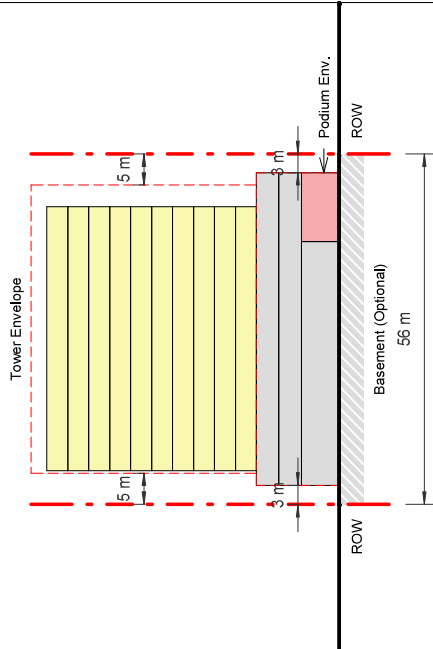
INDICATIVE MASSING



MASTER PLAN



SECTION













## Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	5,011 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	18,291 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+14

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

<ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA * Minimum Av. Unit Area</li> <li>• BUA* Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area = 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Built to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Typical Floors</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>
	<h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 10% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>

	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 telecom 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, all half of the areas of covered balconies and terraces. The maximum permissible BUA excludes car parking and vehicular circulation, all areas reserved for authorities and services, escape staircase, shafts and garbage room and uncovered/unenclosed verandas and balconies.
- Allocation or subdivision of plots is upon Master Developer approval and the applicable fees.

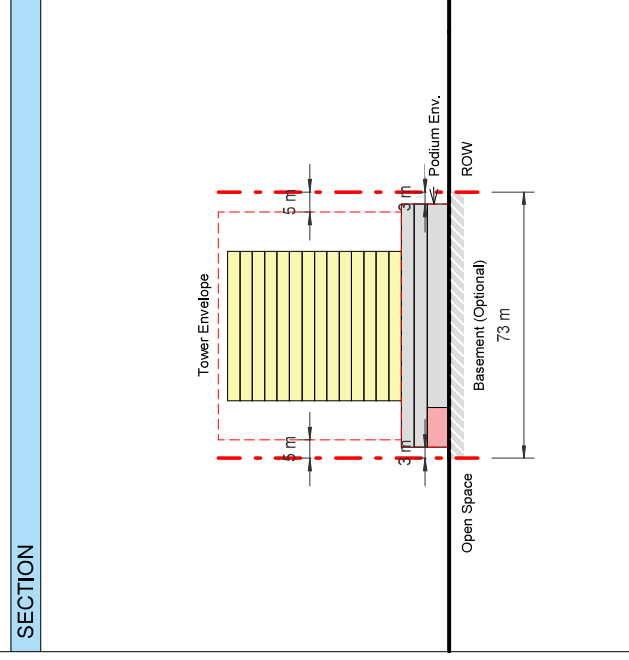
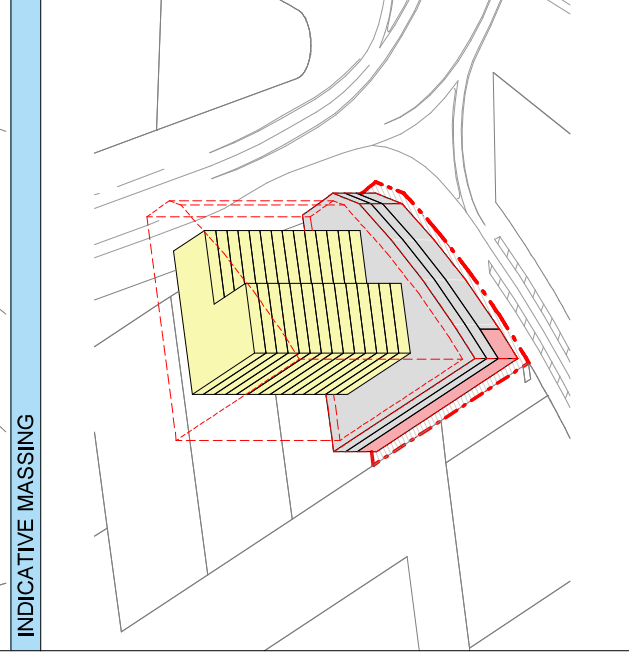
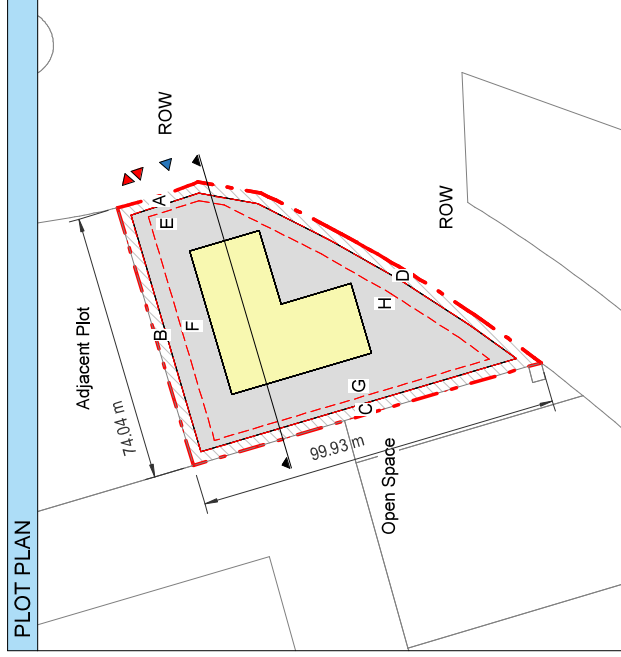
**DIA-MU-N01B**

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**MIXED USE (Residential, Retail)**

**Disclaimer:**

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





# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	3,310 m <sup>2</sup>
FAR	2.82
Max. Tower Coverage	55%
BUA	9,318 m <sup>2</sup>
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 104
  - 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	
<ul style="list-style-type: none"><li>100% of the interior and exterior lighting is LED</li><li>Solar panels for all external LED lighting</li><li>Solar panels for all water heaters</li><li>Solar panels for heating Swimming Pools for all Hotels / Resorts</li></ul>	

 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

Notes:

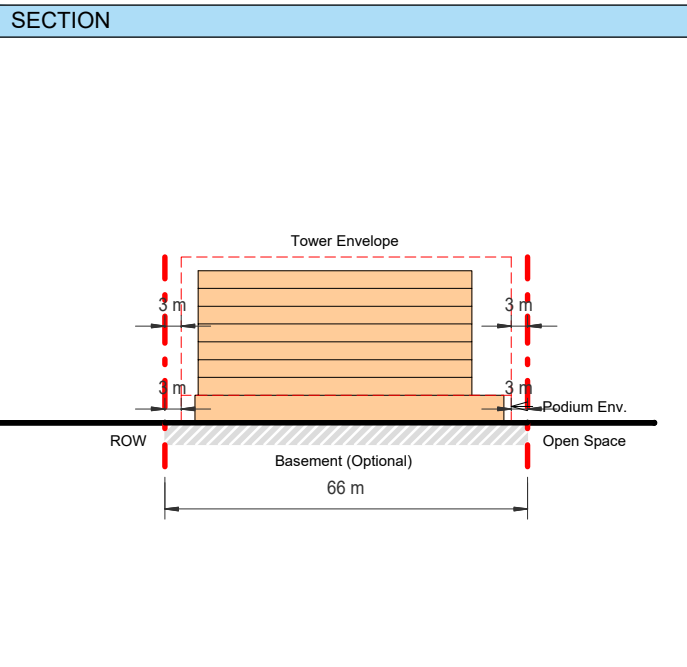
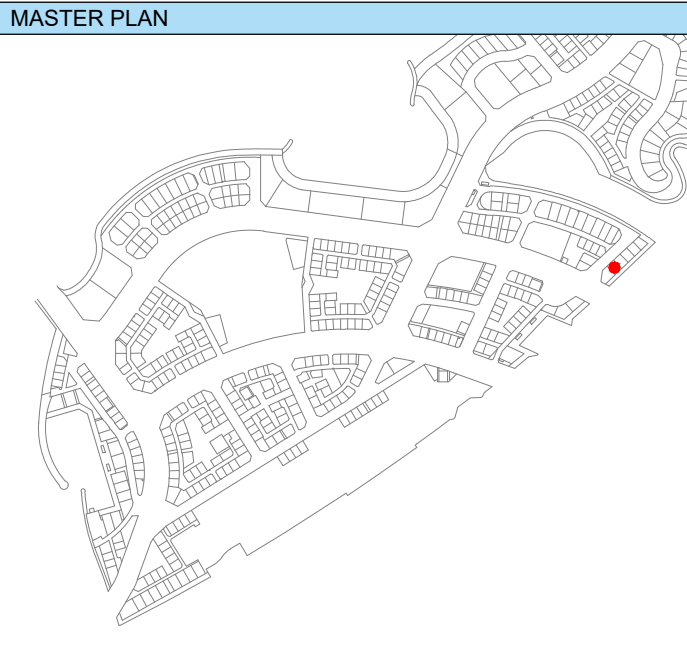
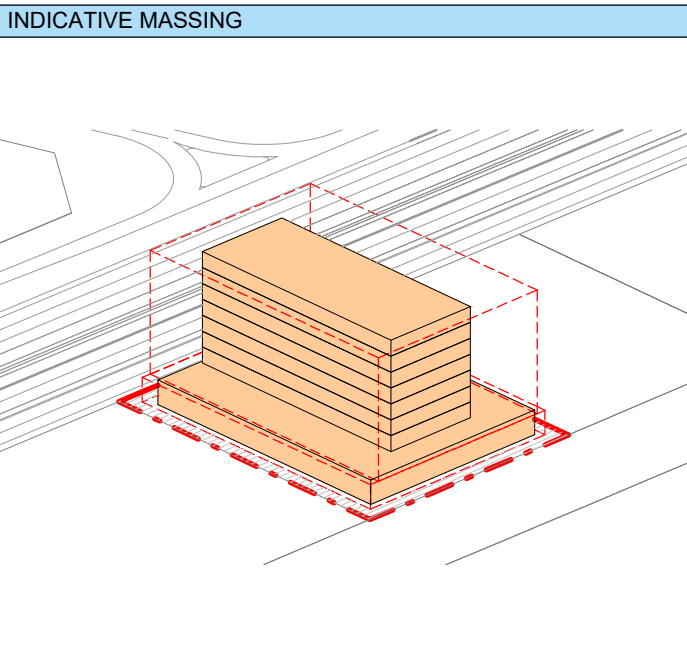
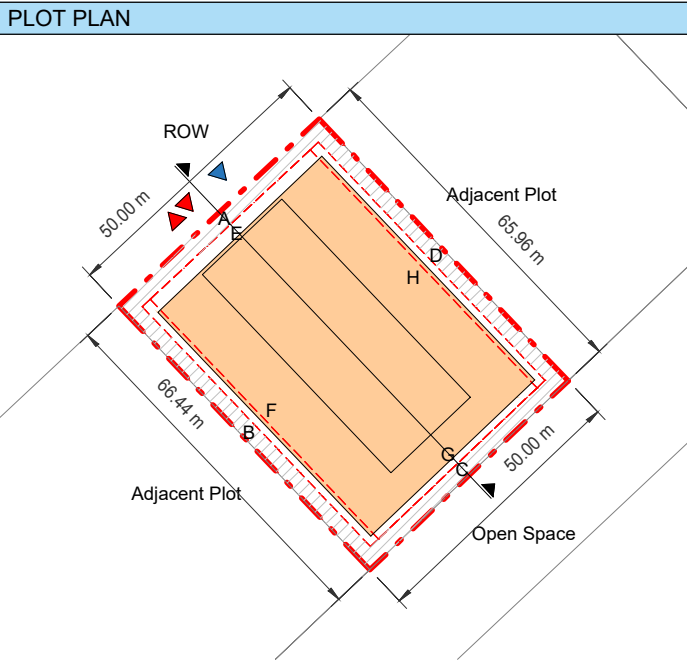
- Overall average BUA per key = 90m<sup>2</sup>
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated 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.

DIA-WE-N13

HOTEL (WATER EDGE)

Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,431 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,873 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

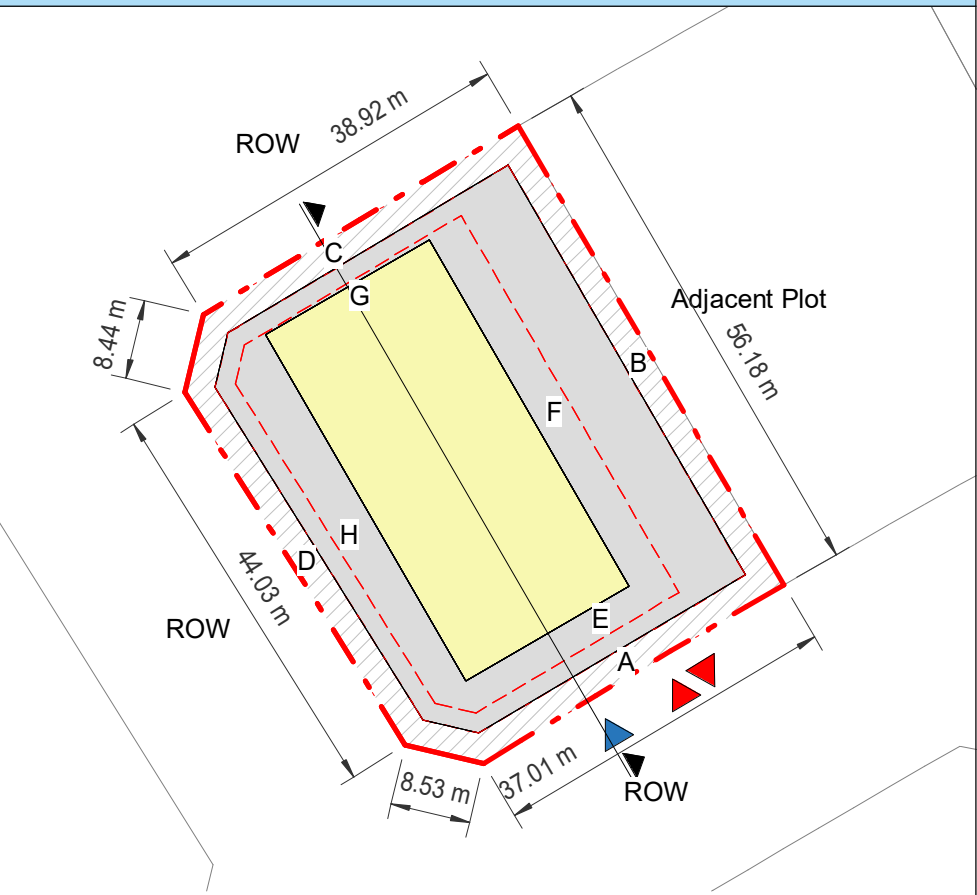
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

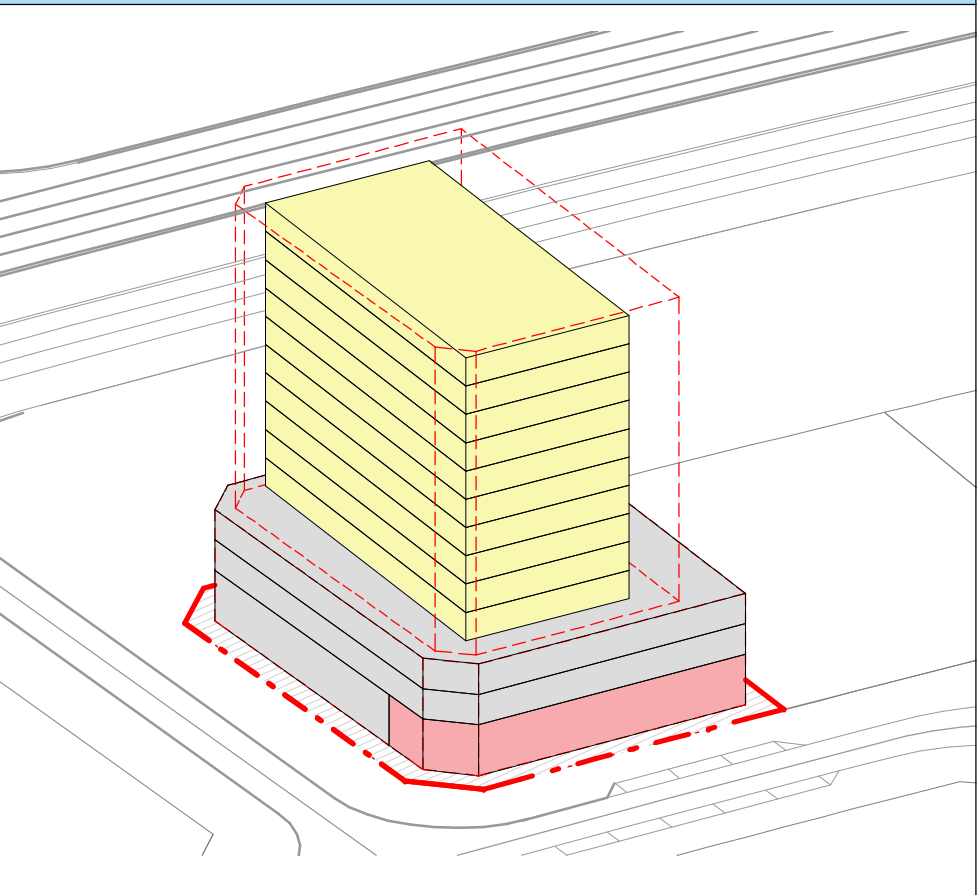
DIA-MU-1108

MIXED USE (Residential, Retail)

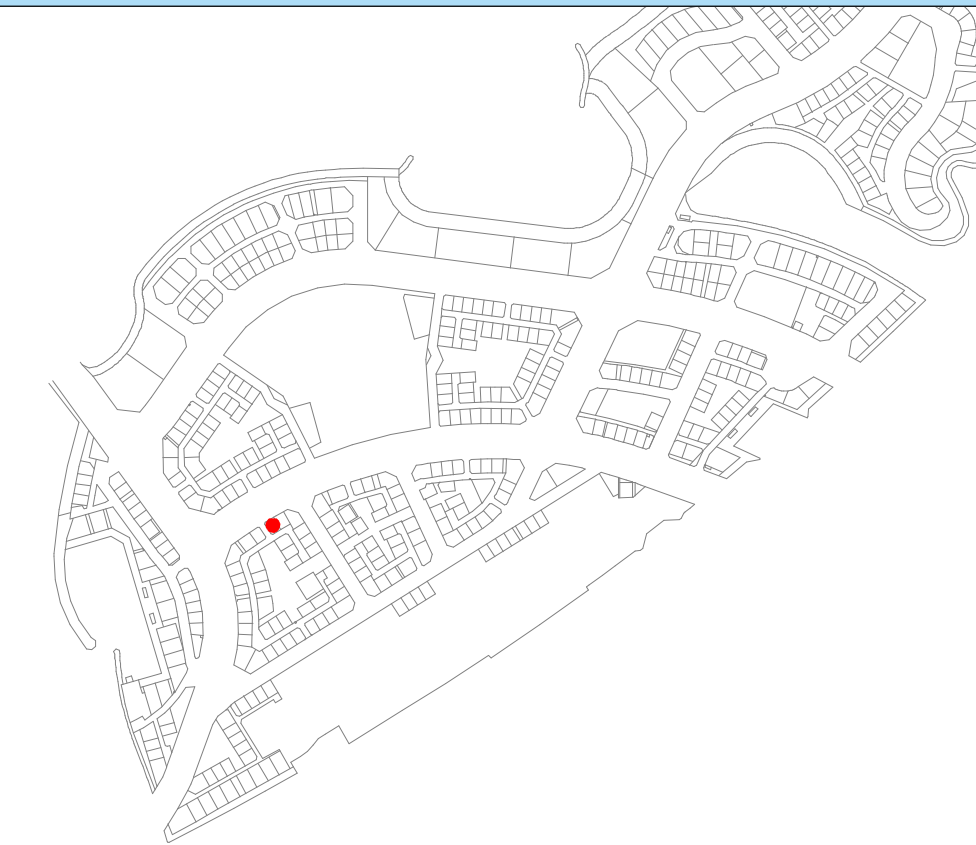
## PLOT PLAN



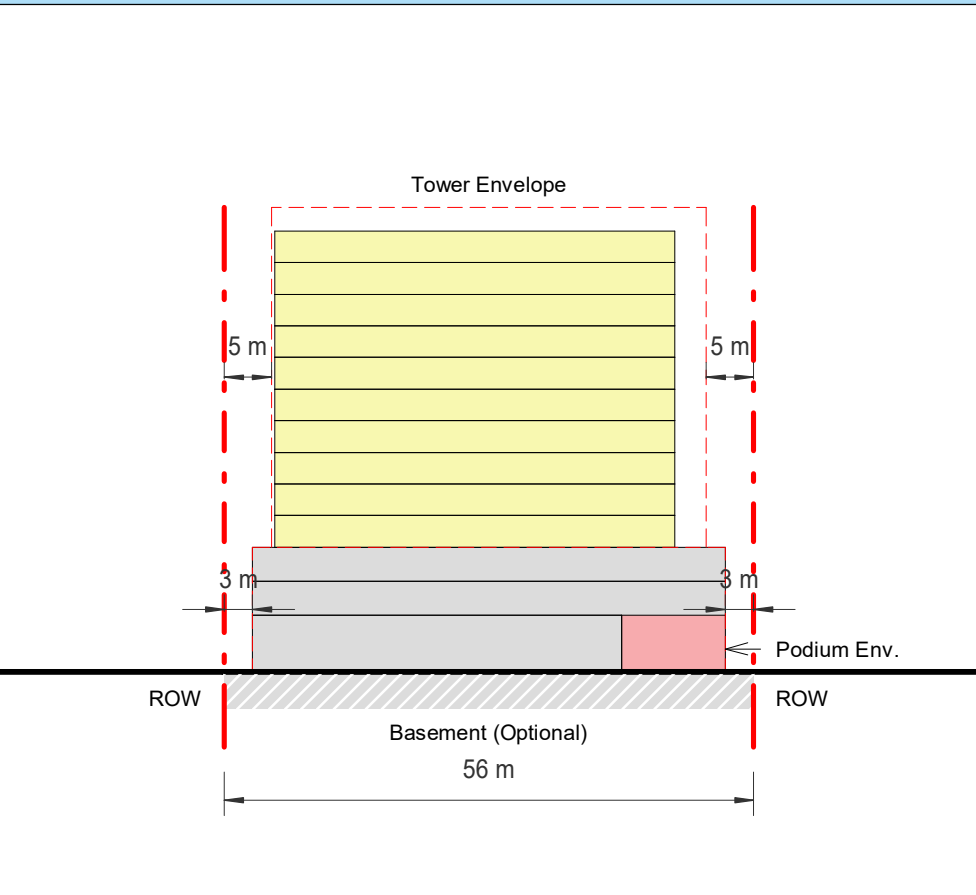
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,191 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,989 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

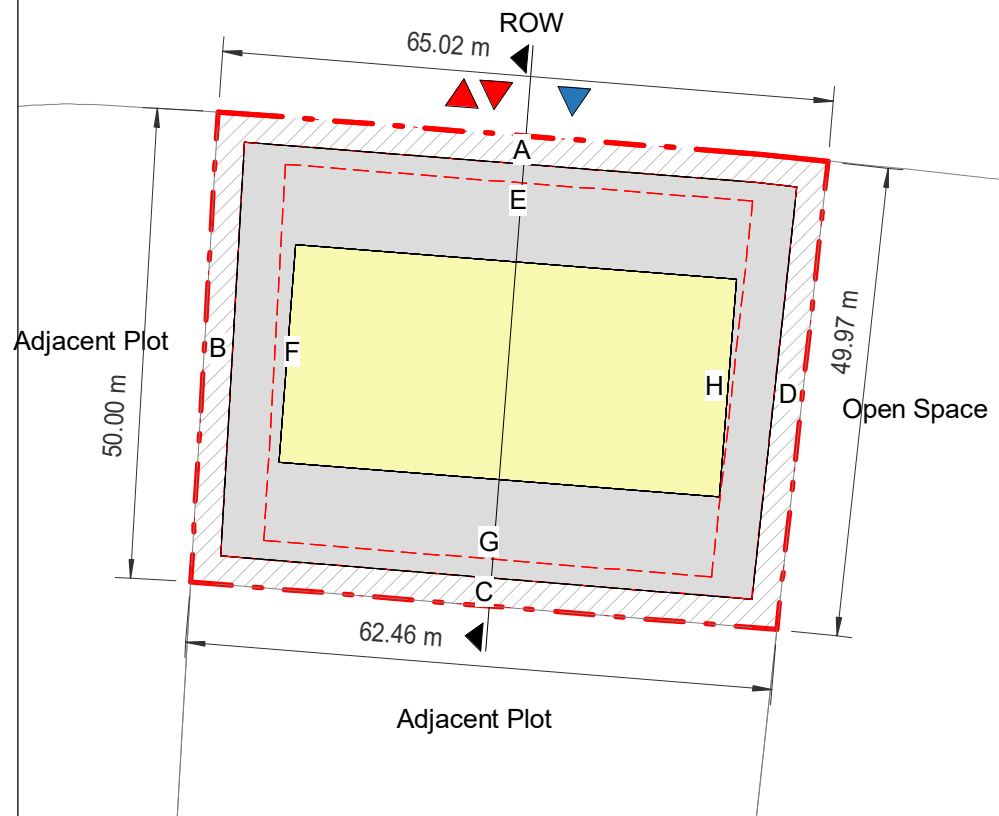
Notes:

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

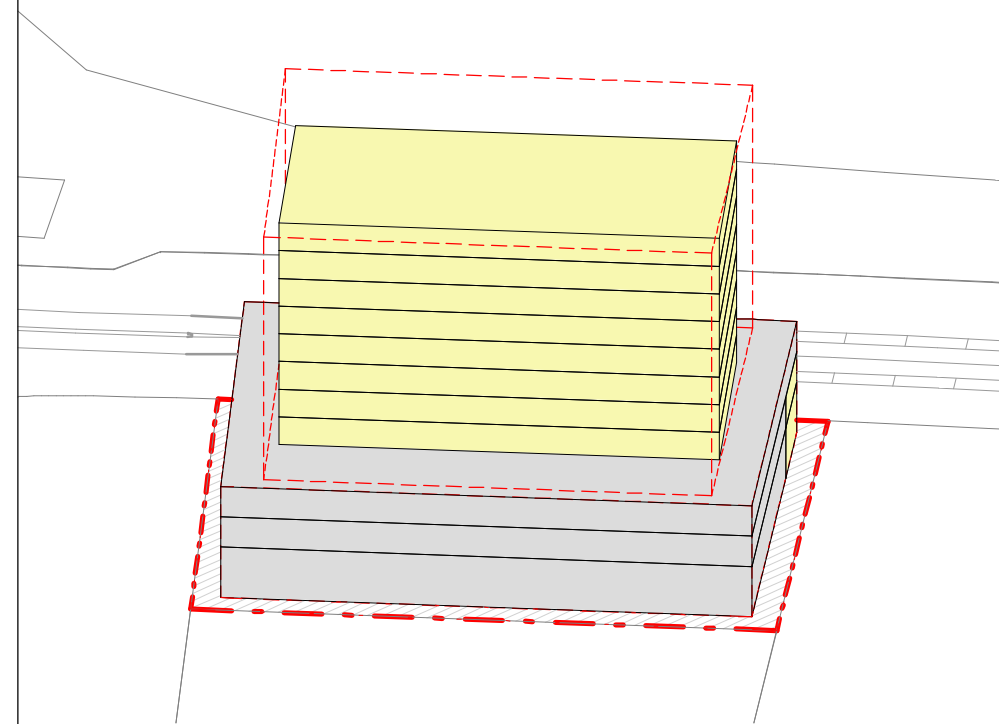
DIA-RE-0193

RESIDENTIAL (APARTMENT)

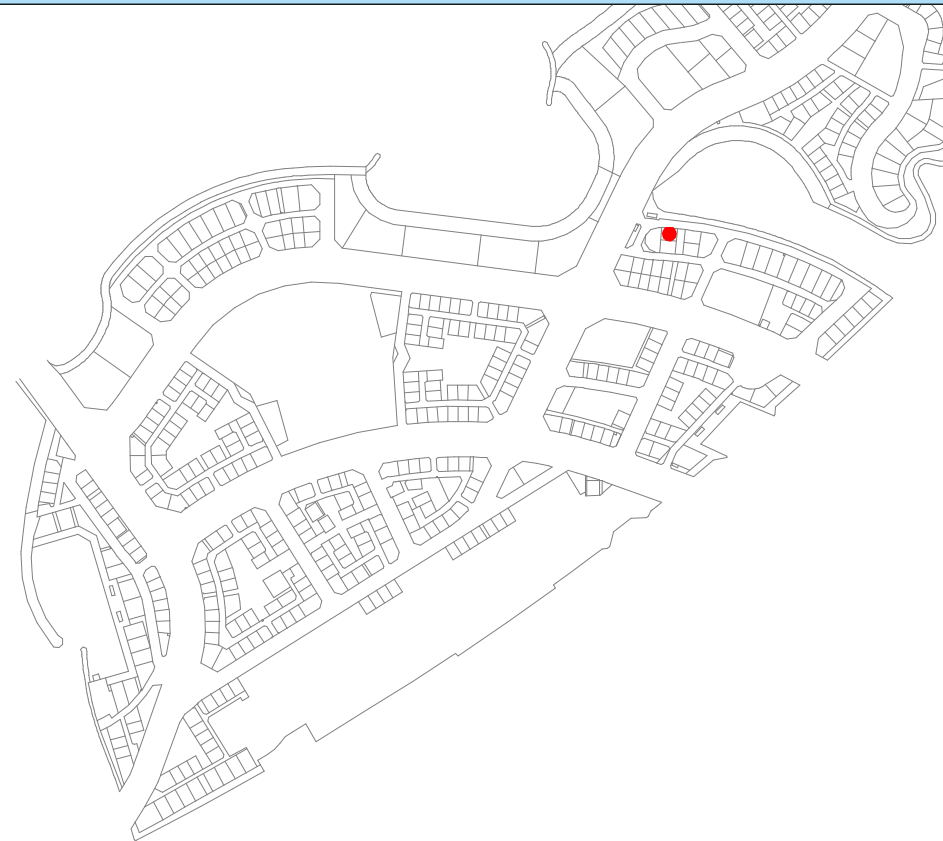
## PLOT PLAN



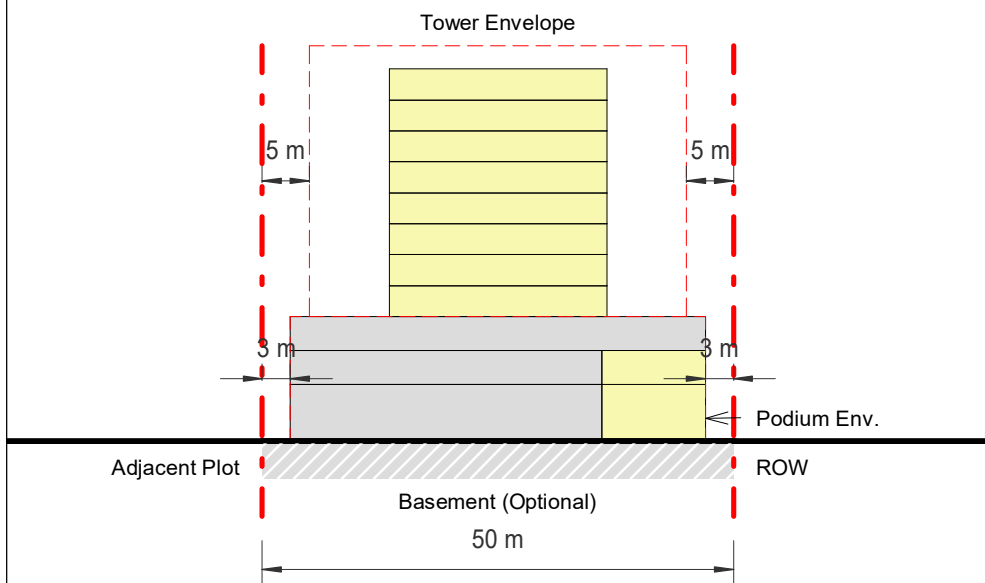
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,405 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,529 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
Ground + Podium	
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 \* Max. No. of Units / BUA
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
  - Minimum 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 balconies, and areas reserved for authorities and service providers, escape staircase, shafts and garage room and uncovered/unenclosed terraces
  - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

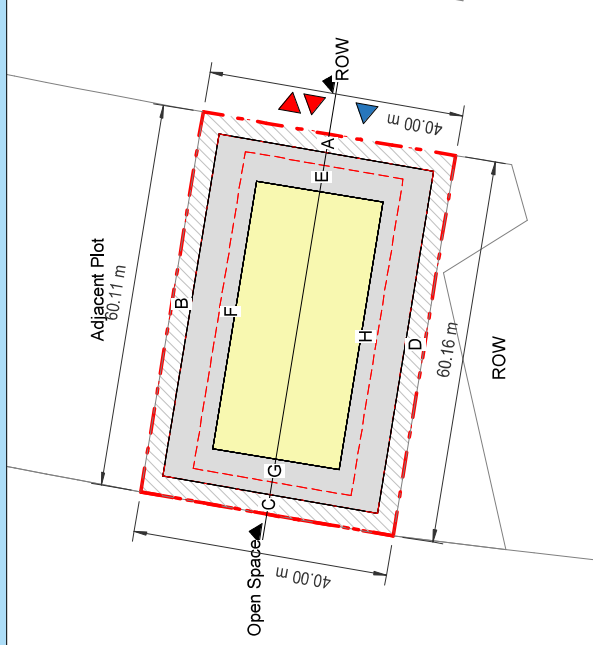
DIA-RE-0293

RESIDENTIAL (APARTMENT)

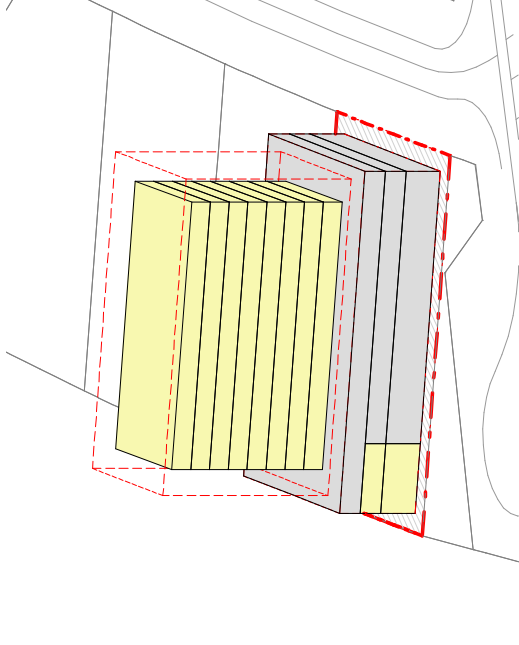
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PLOT PLAN



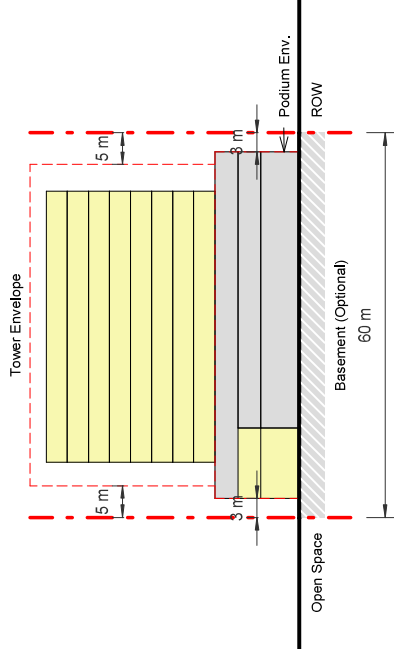
INDICATIVE MASSING



MASTER PLAN



SECTION



# Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,541 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
GFA	12,923 m <sup>2</sup>
- Residential GFA	100%
- Retail GFA	0%
Max. Height	G+2P+12









Setbacks	
Ground + Podium	Tower
A - 3 m	E - 5 m
B - 3 m	F - 7.5 m
C - 3 m	G - 7.5 m
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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

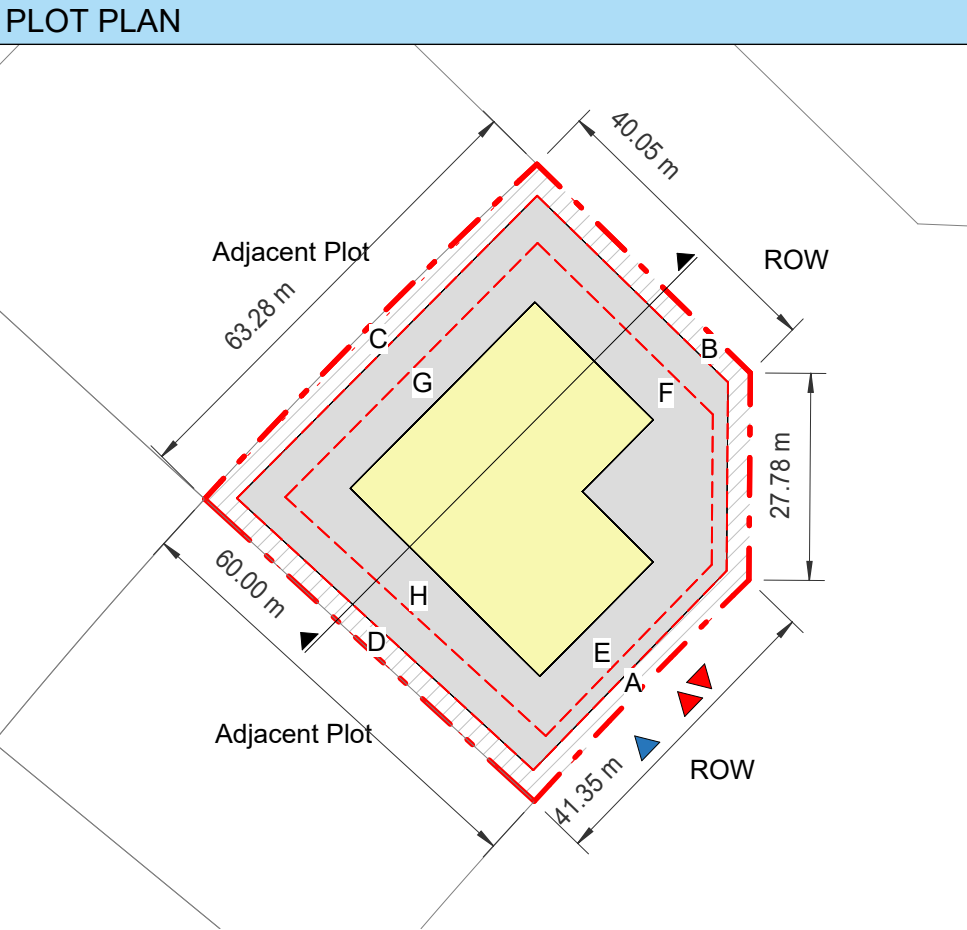
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Vehicular Access
 No Build Zone	 Pedestrian Access

Notes:

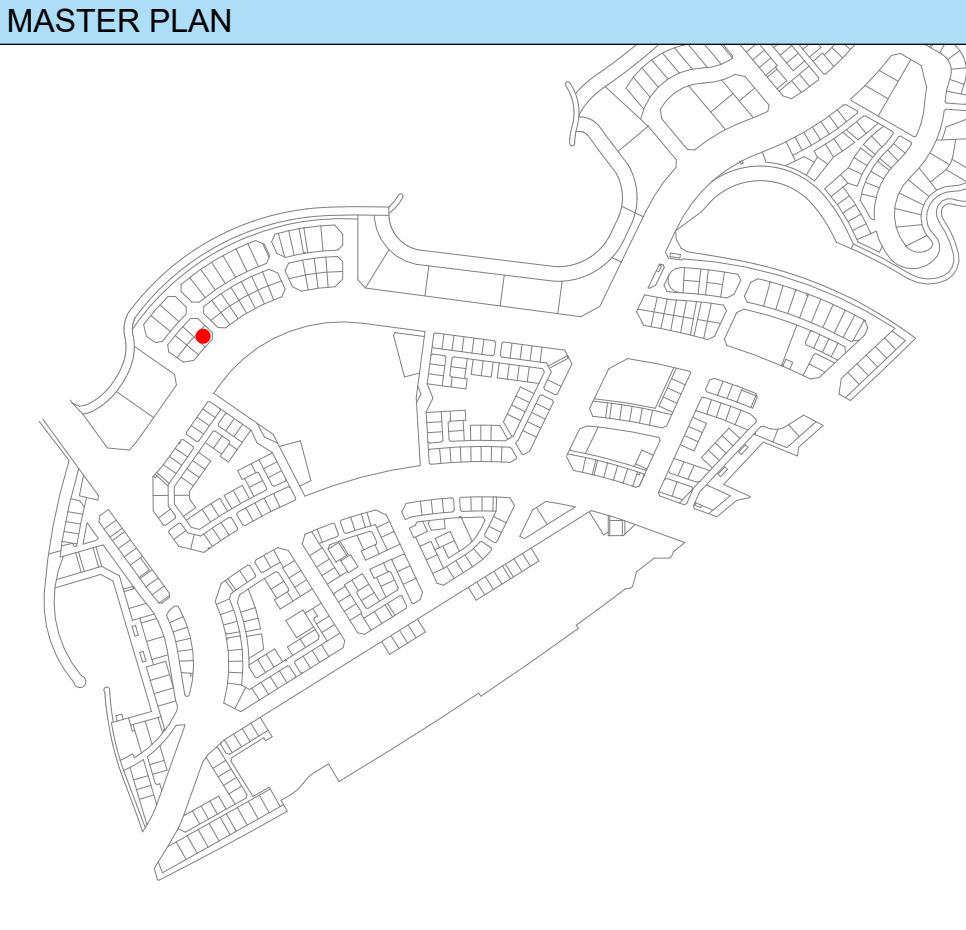
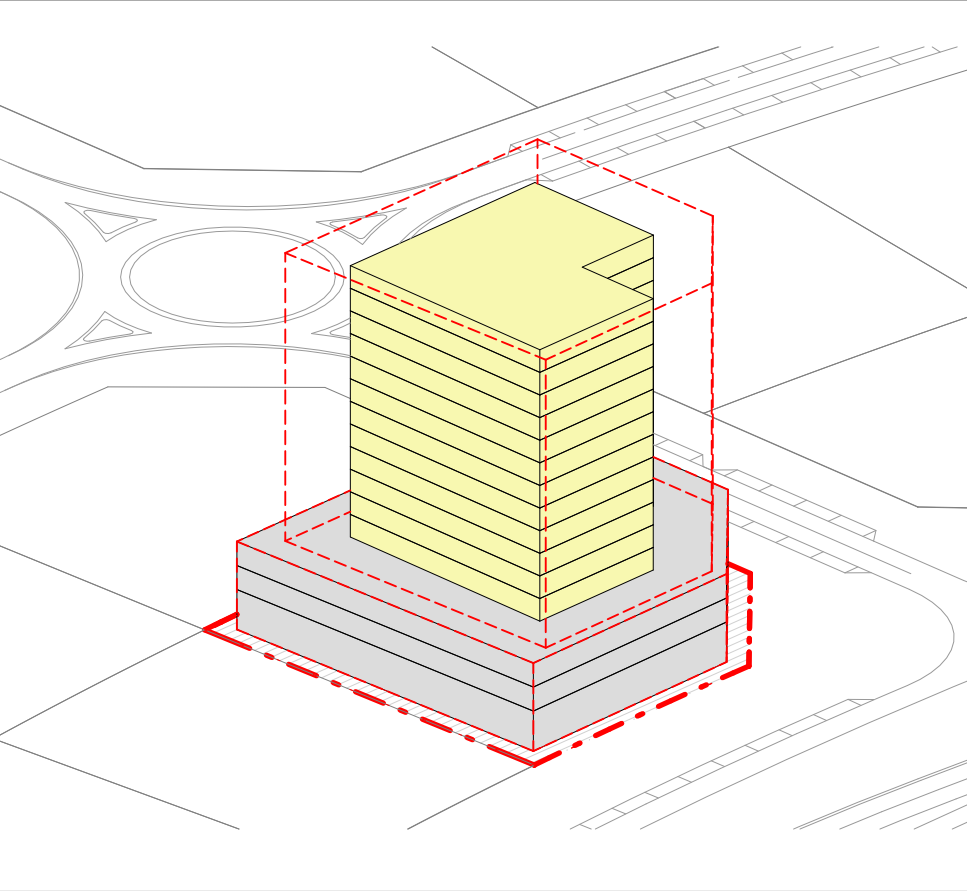
- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Maximum permissible GFA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls including all enclosed air-conditioned spaces and half of the areas of covered balconies and terraces.
- The maximum permissible GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage room, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-R-0257

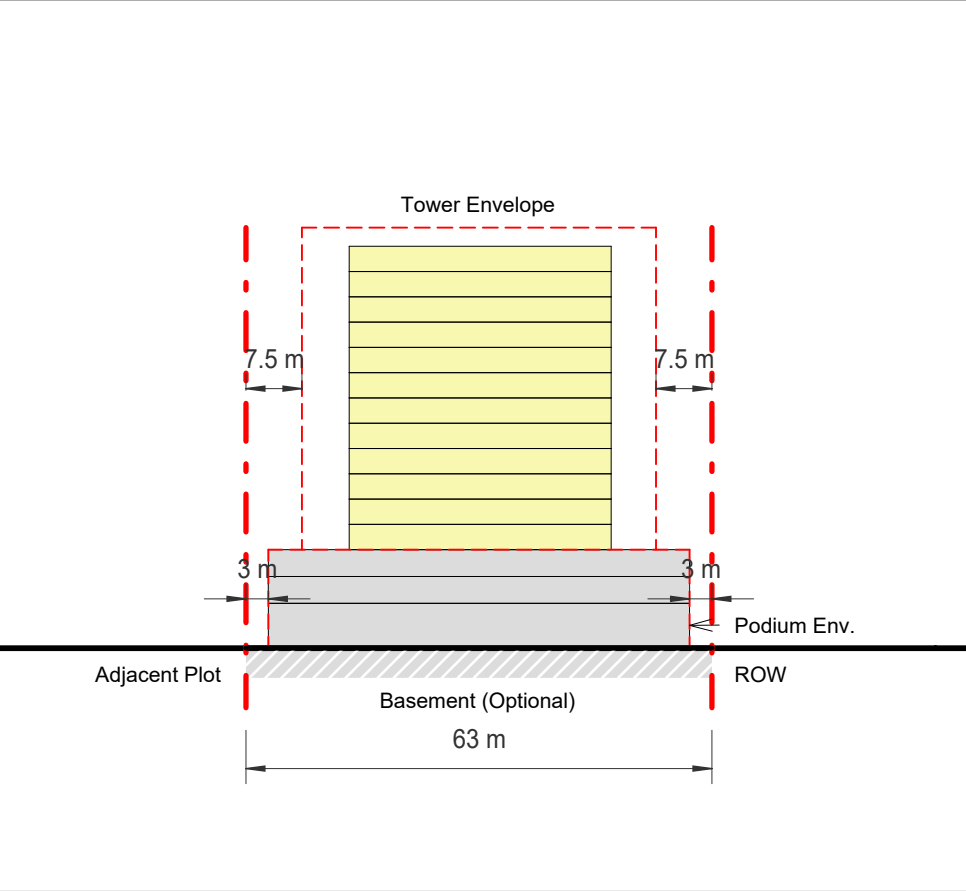
RESIDENTIAL (APARTMENT)



## INDICATIVE MASSING



## SECTION



### Disclaimer:

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# Dubai Islands - Development Control Guidelines









Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,276 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
GFA	13,384 m <sup>2</sup>
- Residential GFA	100%
- Retail GFA	0%
Max. Height	G+2P+10

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

- 11m Podium Liner depth is mandatory.
- No Unbuilt GFA (Maximum Aired Unit Area)
- GFA\* Gross Floor Area as defined in DCR
- Minimum Aired Unit Area: 120m<sup>2</sup>
- 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
- Built 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
- 3.0m 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		Vehicular Access
	No Build Zone		Pedestrian Access

Notes:

- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Maximum permissible GFA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls.
- The maximum permissible GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage room, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Arrangement of subdivision or plots is upon Master Developer approval and the applicable fees.

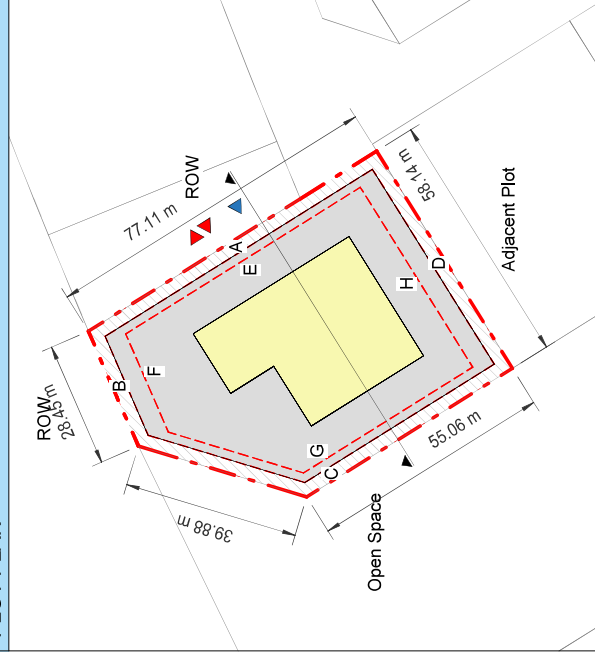
DIA-RE-0105

RESIDENTIAL (APARTMENT)

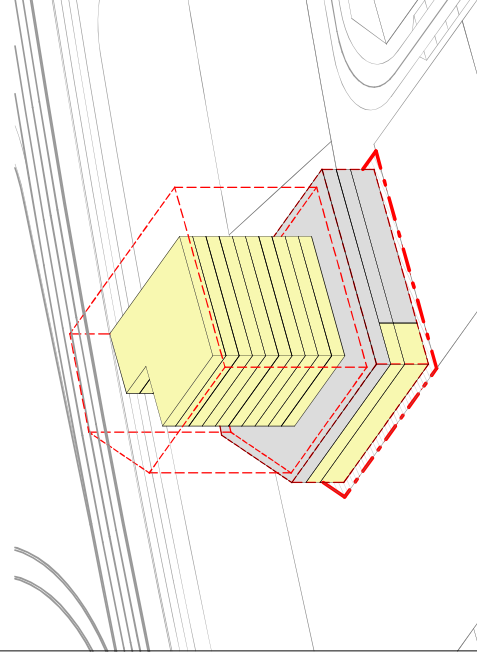
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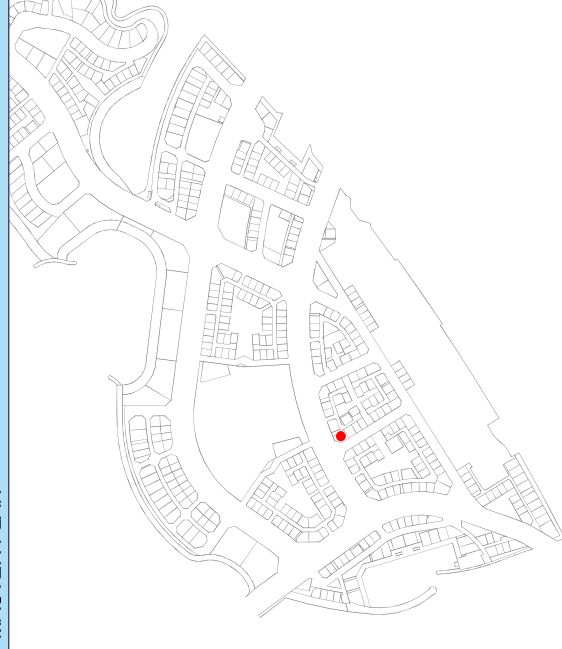
PLOT PLAN



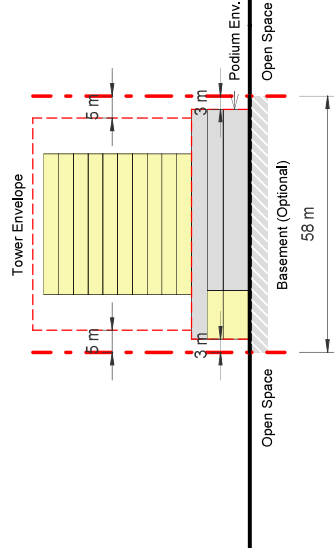
INDICATIVE MASSING



MASTER PLAN



SECTION



# Dubai Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,531 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
GFA	11,054 m <sup>2</sup>
- Residential GFA	100%
- Retail GFA	0%
Max. Height	G+2P+10

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

- 11m Podium Liner depth is mandatory.
- No Unpermitted GFA: No Unpermitted Aerial Unit Area (GFA): Gross Floor Area as defined in DCR
- Minimum Aerial Unit Area: 120m<sup>2</sup>
- 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
- 3.0m 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

	Envelope
	Plot Boundary
	Vehicular Access
	Pedestrian Access

Notes:

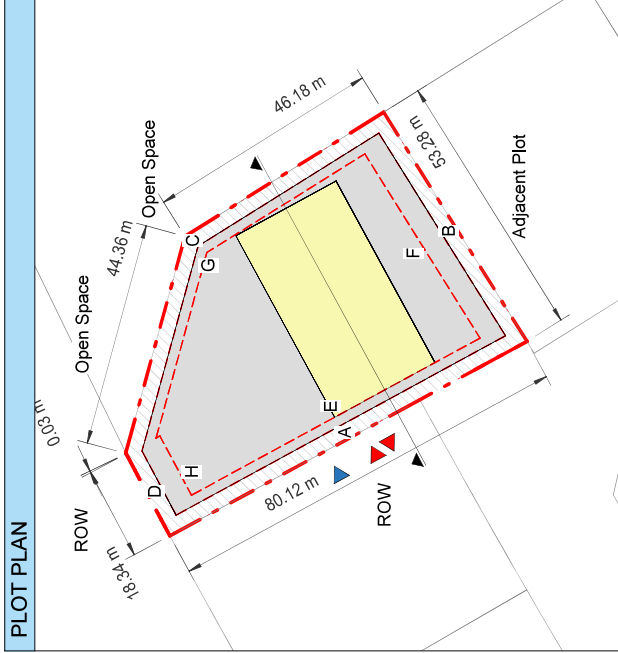
- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Maximum permissible GFA is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls.
- The maximum permissible GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage room, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

## DIA-RE-0106

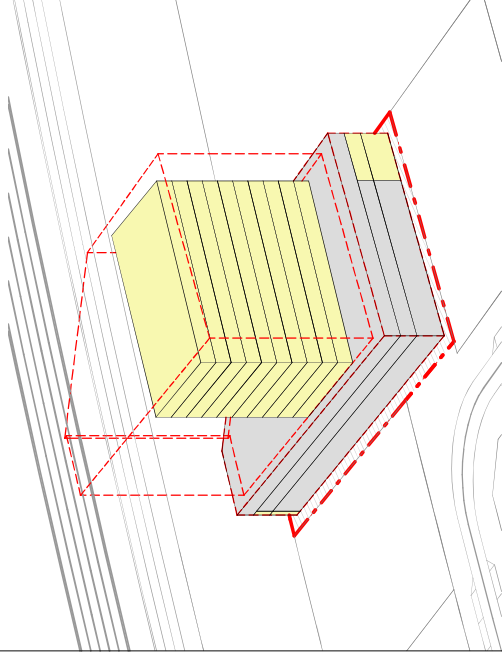
### RESIDENTIAL (APARTMENT)

#### Disclaimer:

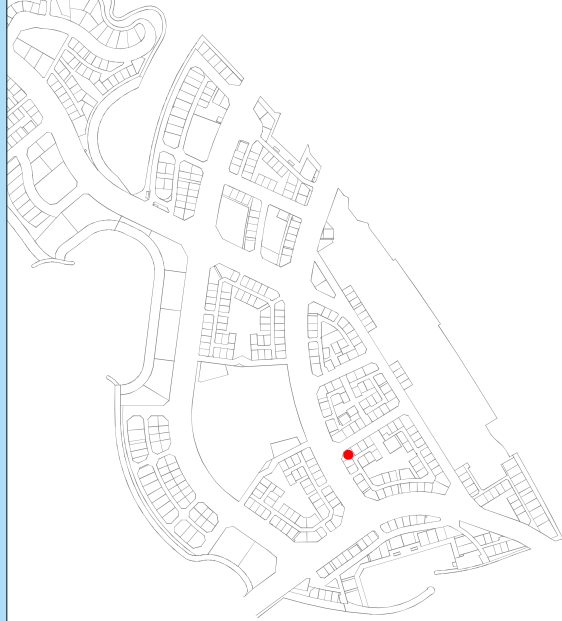
All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.



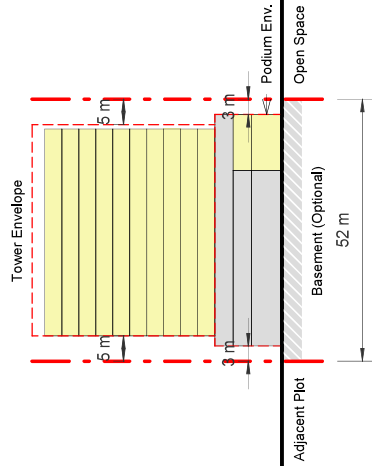
## INDICATIVE MASSING



## MASTER PLAN



## SECTION













## Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,455 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
GFA	7,685 m <sup>2</sup>
- Residential GFA	100%
- Retail GFA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

<ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = GFA * Minimum Av. Unit Area GFA* Gross Floor Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / Fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from lower edge min. 3 m</li> <li>• Bulk / setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developers shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>
	<h3>Energy Condition</h3> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Vehicular Access
	No Build Zone		Pedestrian Access

**Notes:**

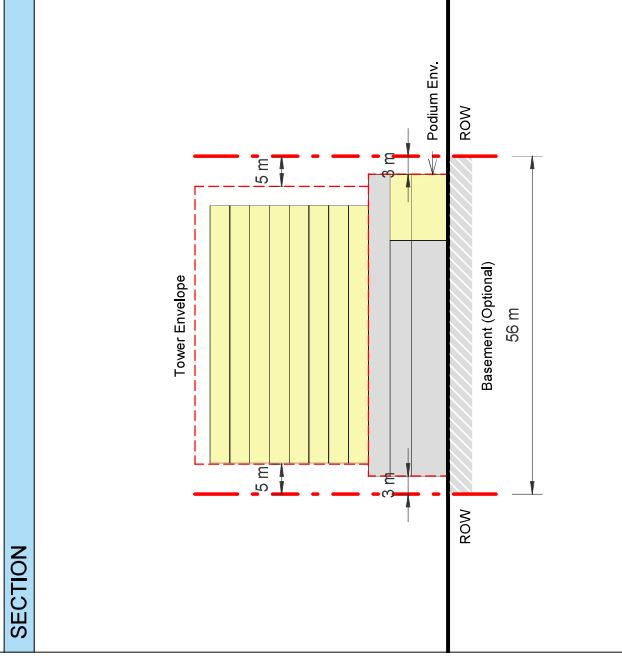
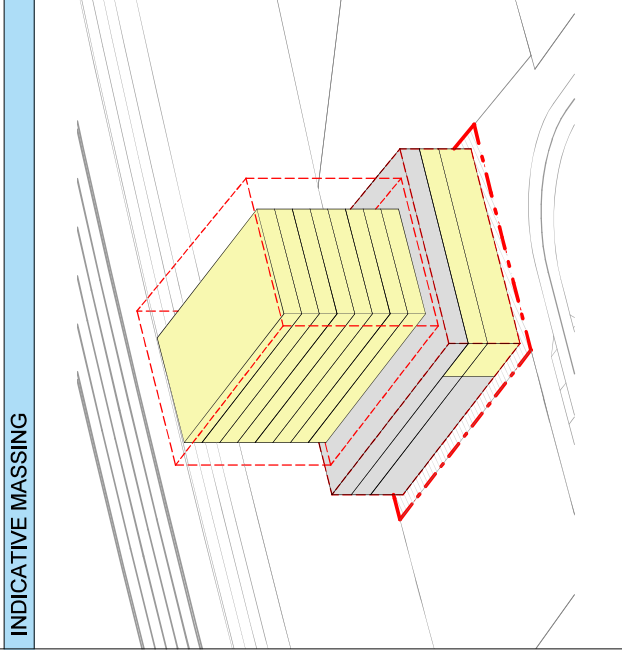
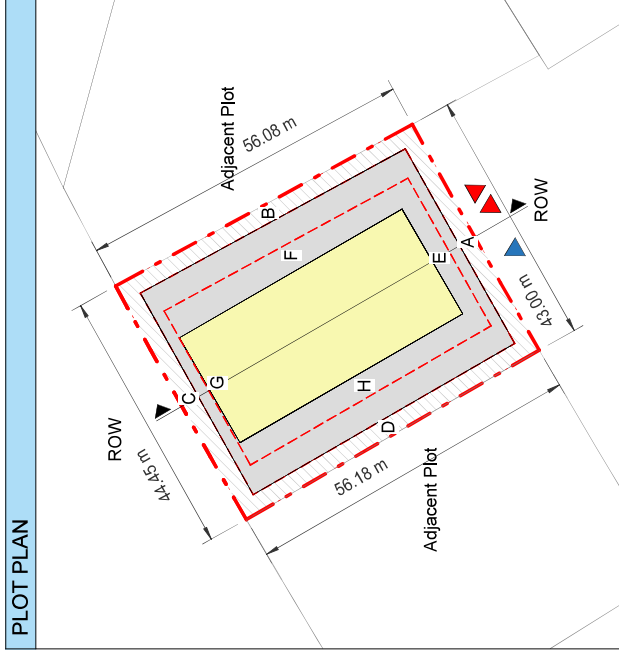
- Maximum permissible GFA (Gross Floor Area) is calculated by multiplying the total plot area by the FAR.
- Permissible GFA is defined as all floor area covered from the exterior surfaces of the outside walls and all enclosed areas within and under the roof of the building.
- The maximum permissible GFA excludes car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircases, shafts, garbage room, uncovered/unbundled terraces and balconies, all plant equipment and service areas on roof, and telecommunication installations.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable laws.

DIA-RE-0107

RESIDENTIAL (APARTMENT)

**Disclaimer:**

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	5,602 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	20,448 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14









Setbacks	
Ground + Podium	
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 Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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
- 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
- Minimum 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 balconies, and service areas, escape staircases, shafts and garage room and uncovered/unenclosed terraces
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

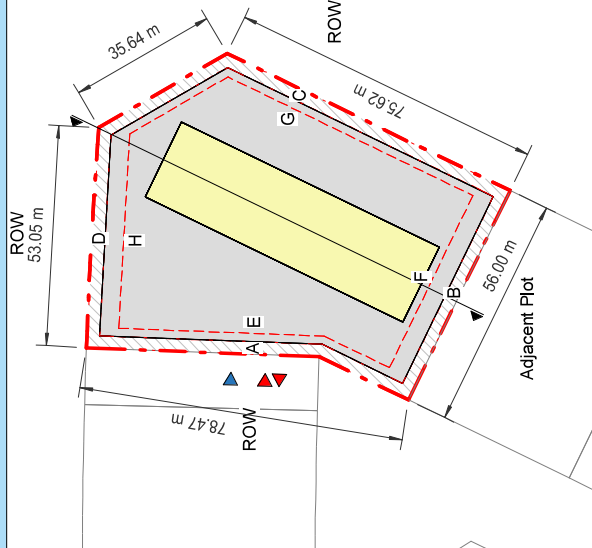
DIA-RE-0142

RESIDENTIAL (APARTMENT)

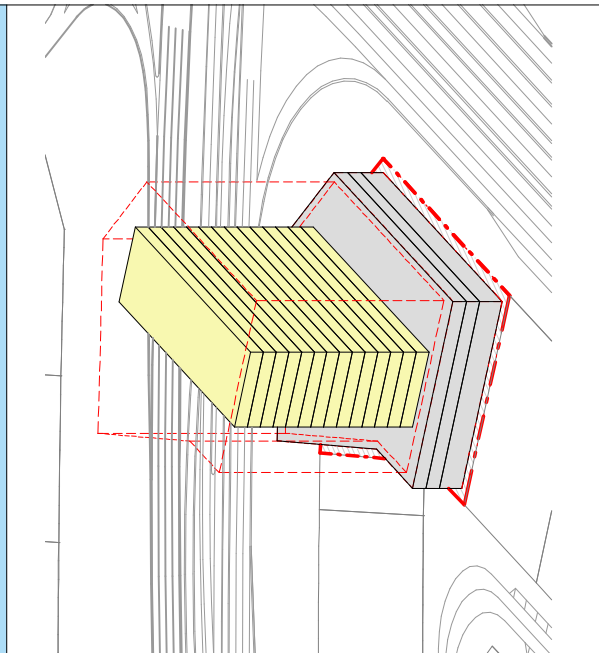
## Disclaimer:

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PLOT PLAN



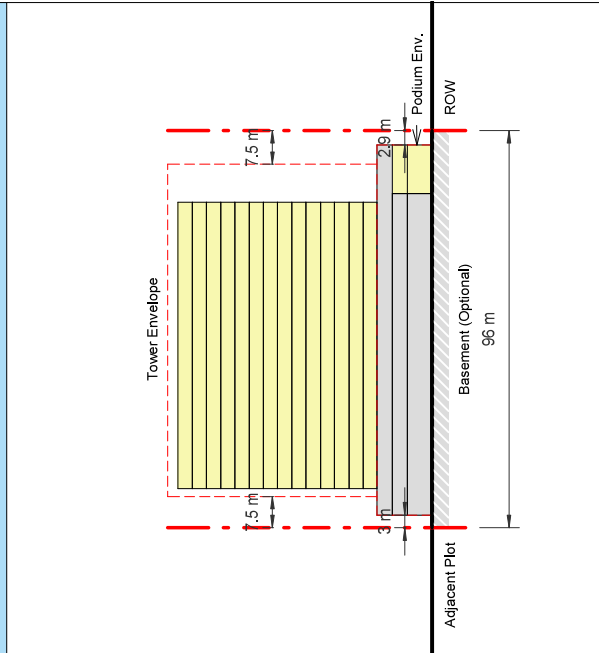
INDICATIVE MASSING



MASTER PLAN



SECTION



# Deira Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,765 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,783 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10

Setbacks	
Ground + Podium	
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 Plot Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

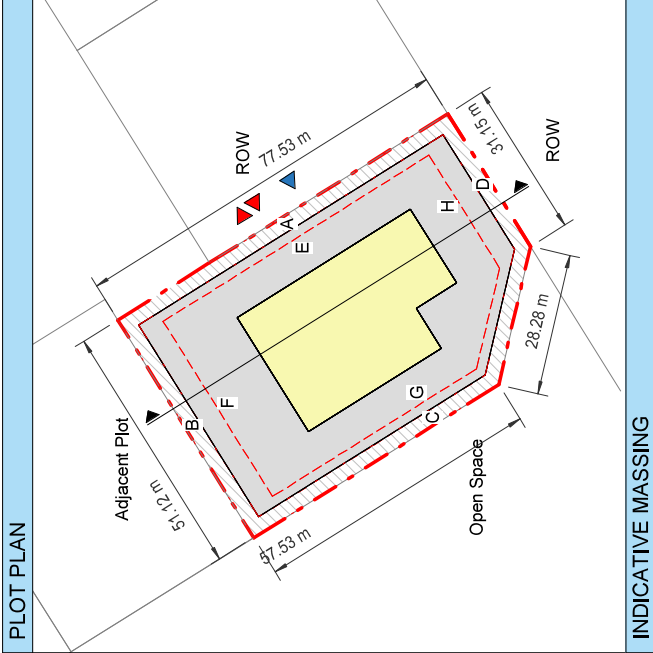
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
  - Minimum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor areas of the building 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 balconies, and service areas, escape staircase, shafts and garage room and uncovered/unenclosed terraces
  - Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0173

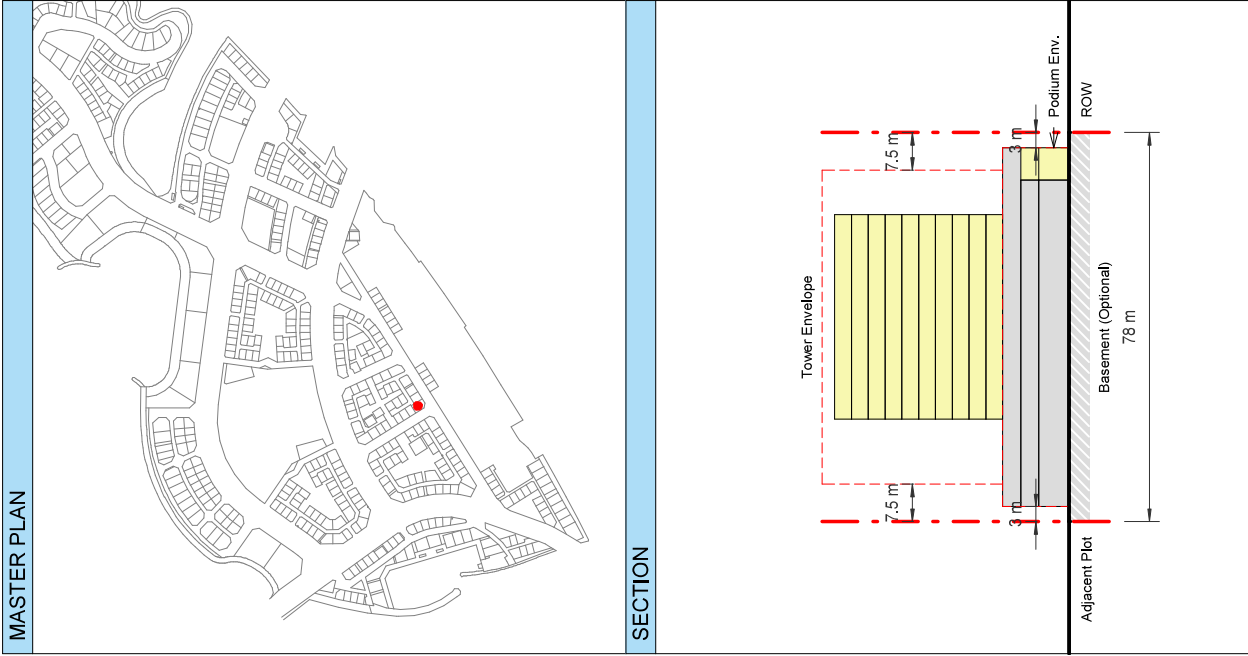
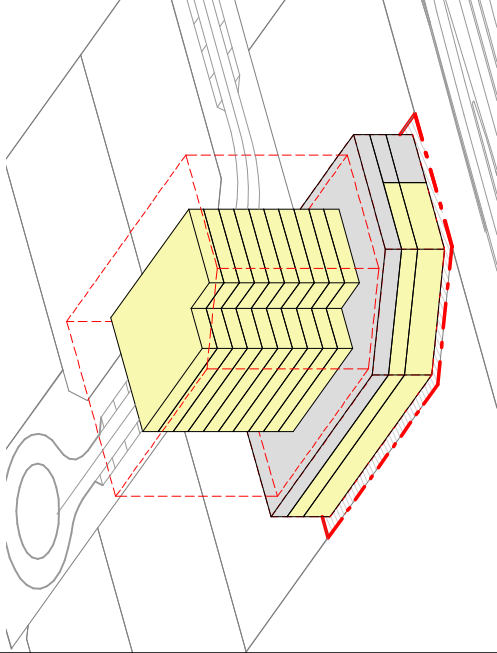
RESIDENTIAL (APARTMENT)

## Disclaimer:

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## INDICATIVE MASSING



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,207 m²
FAR	3.13
Max. Tower Coverage	55%
BUA	10,036 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 - 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
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

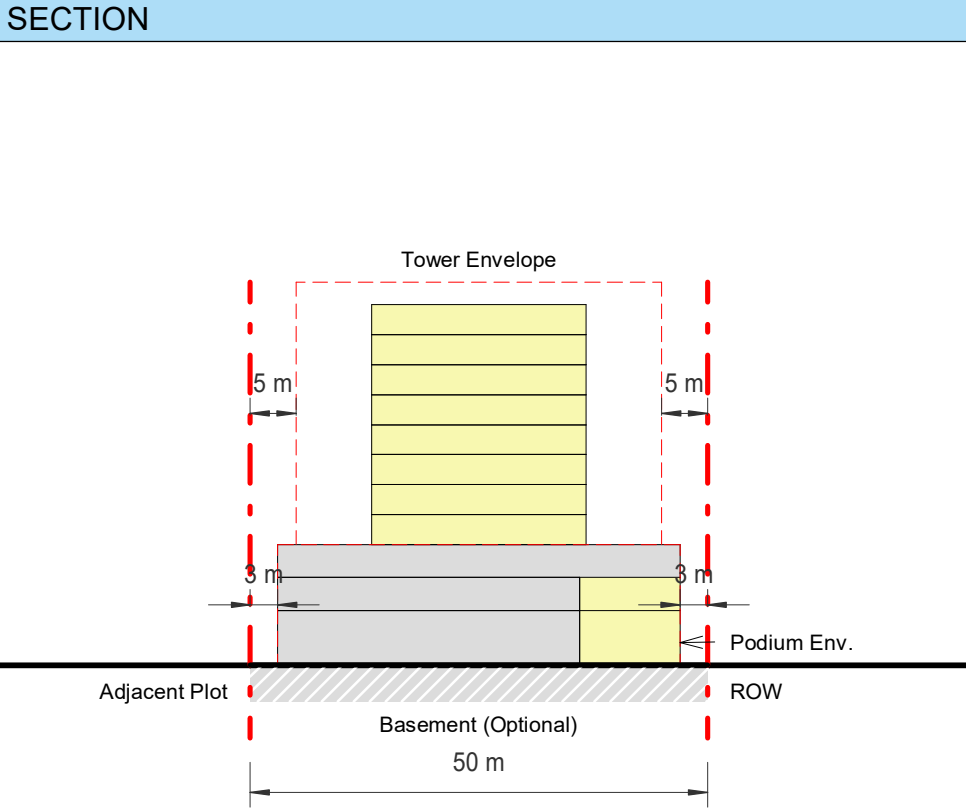
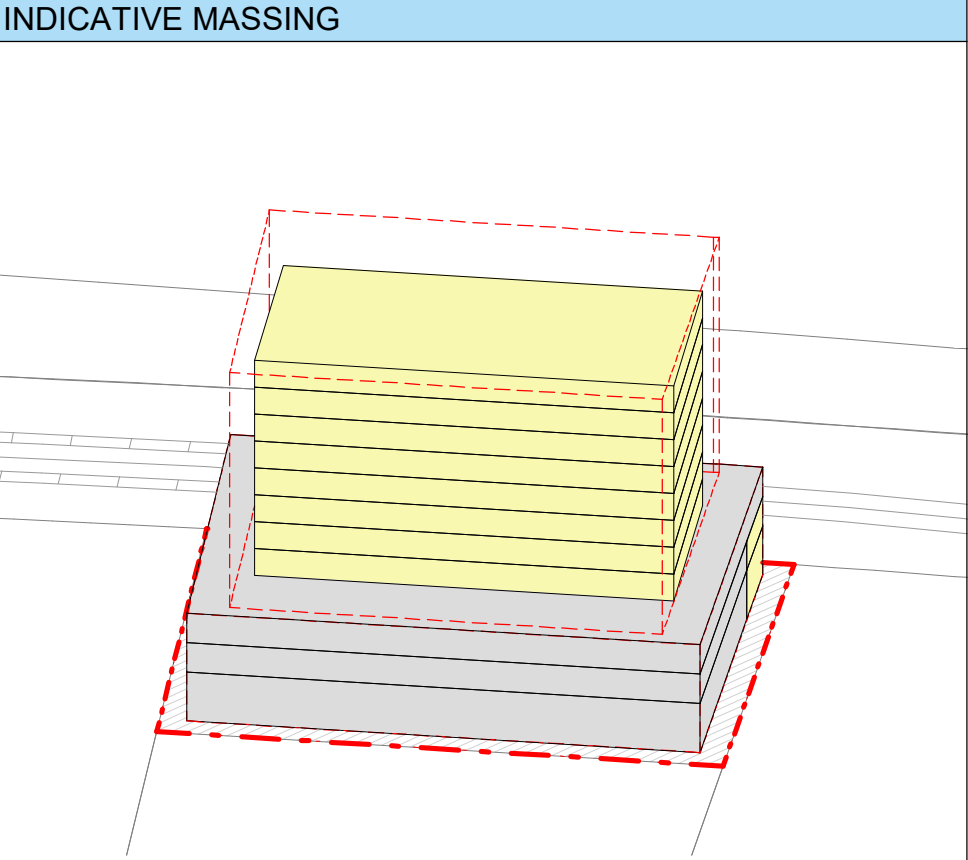
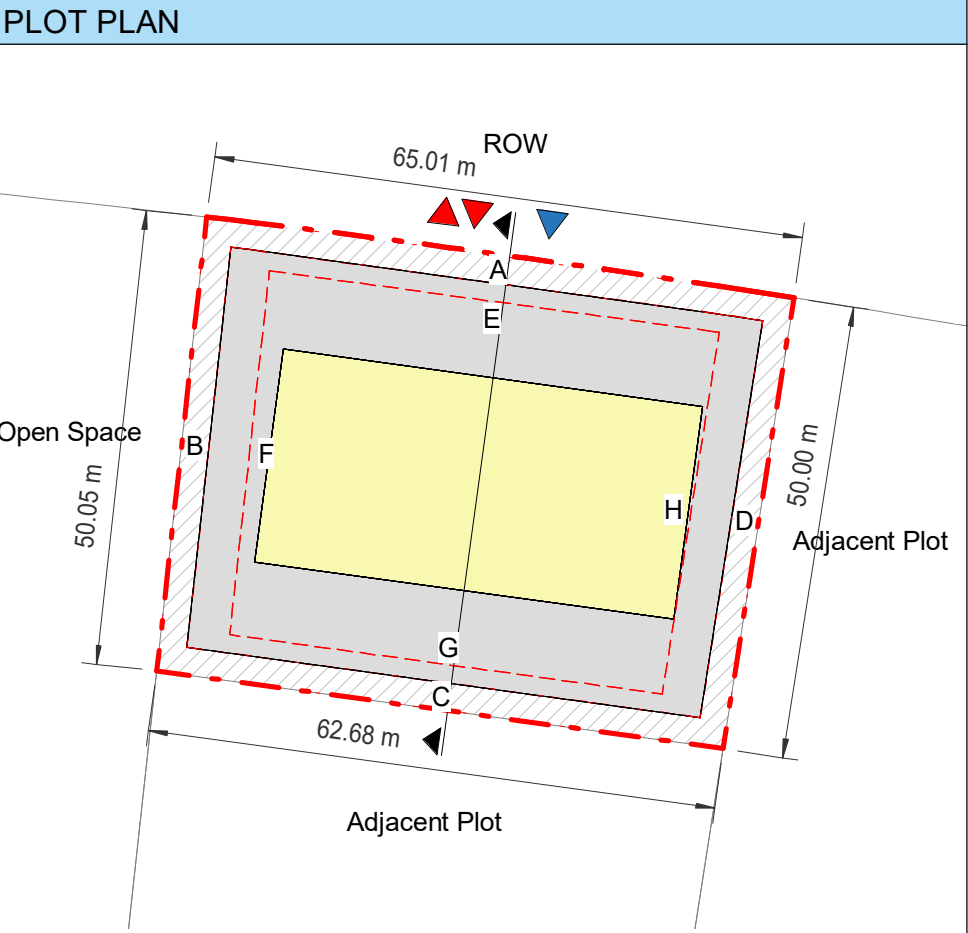
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0199

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines






Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,576 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,439 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

## 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
	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 BUA\* Built Up Area as defined in DCR
- Minimum 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 balconies, and areas by authorities and service providers, escape staircases, shafts and garage room and uncovered/unenclosed terraces and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

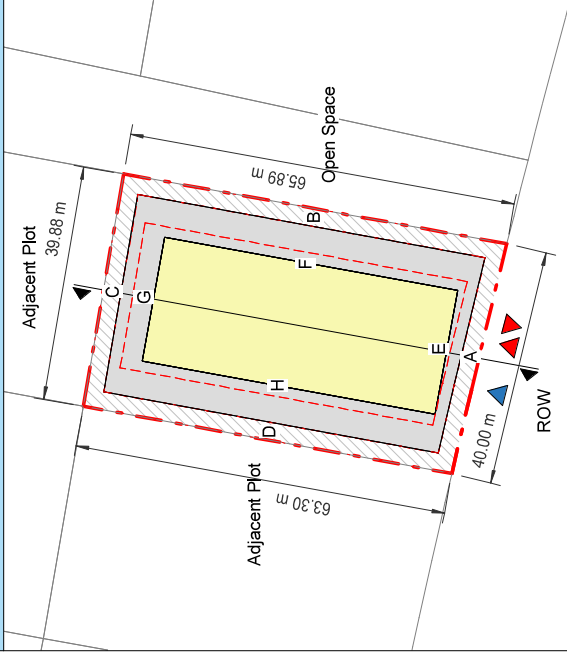
DIA-RE-0214

RESIDENTIAL (APARTMENT)

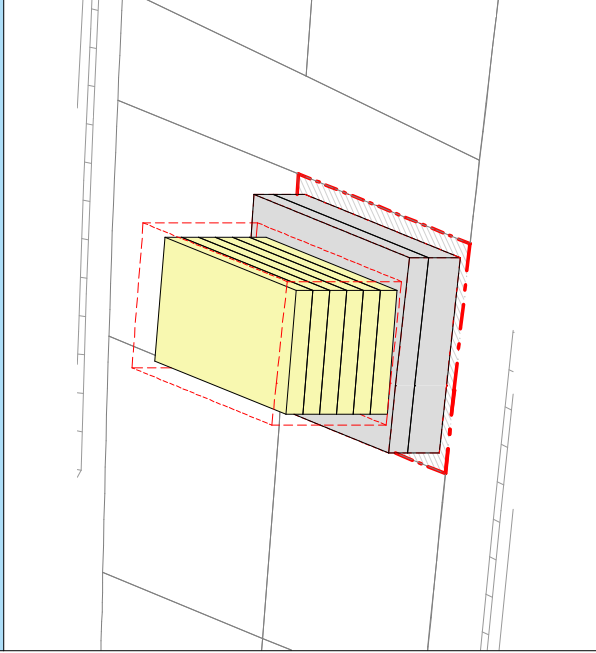
## Disclaimer:

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PLOT PLAN



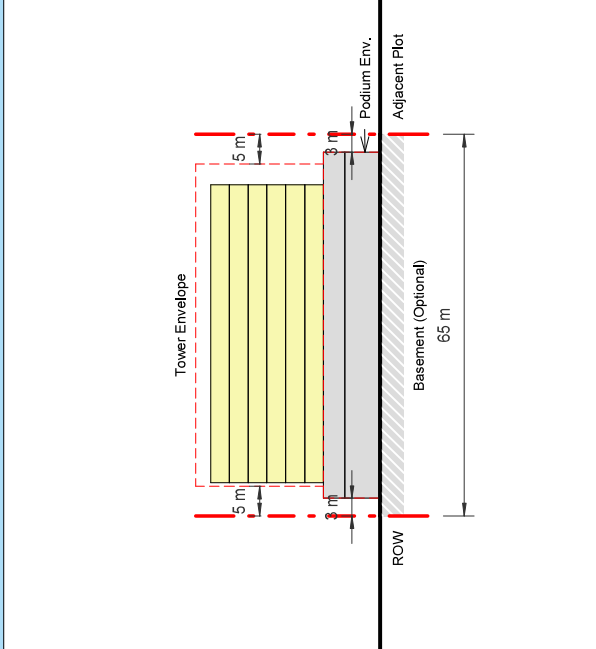
INDICATIVE MASSING



MASTER PLAN



SECTION



# Deira Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,308 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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
- 3.8m 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 heating Swimming Pools for all Hotels / Resorts

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

Notes:

- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant 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 balconies, and service areas, escape staircases, shafts and garage room and uncovered/unenclosed terraces
- Arrangement of plots is upon Master Developer approval and the applicable fees.

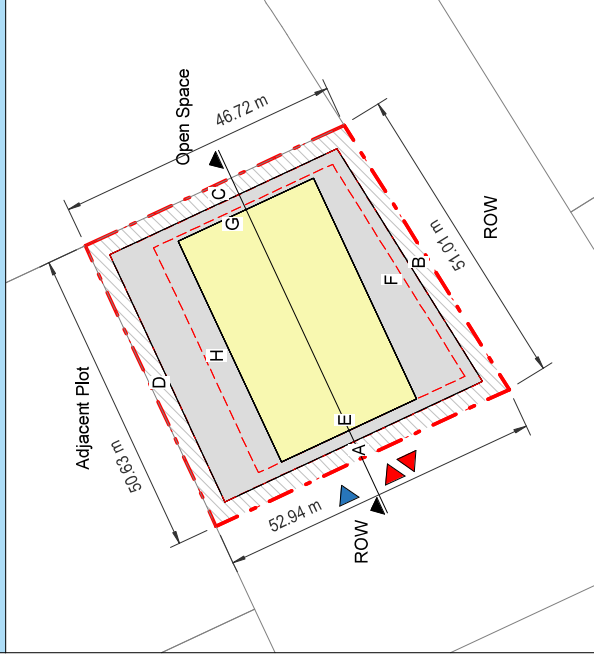
DIA-RE-0230

RESIDENTIAL (APARTMENT)

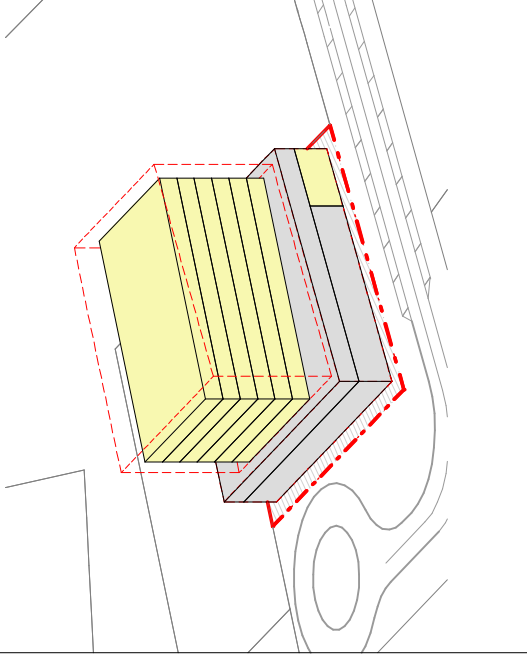
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PLOT PLAN



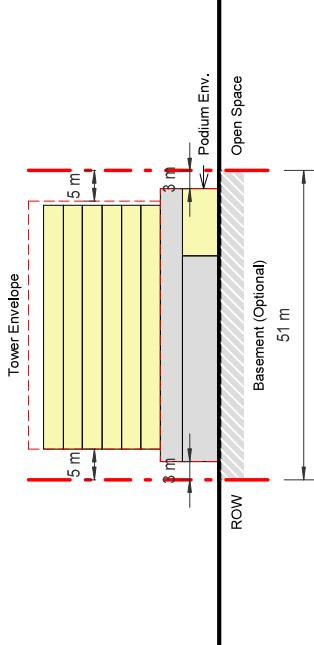
INDICATIVE MASSING



MASTER PLAN



SECTION



# Deira Islands - Development Control Guidelines








Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	4,557 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	16,631 m <sup>2</sup>
Max. Height	G+13

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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
  - BUA\*: Built Up Area as defined in DCR
  - Minimum Av. Unit Area: 90m<sup>2</sup>
  - 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

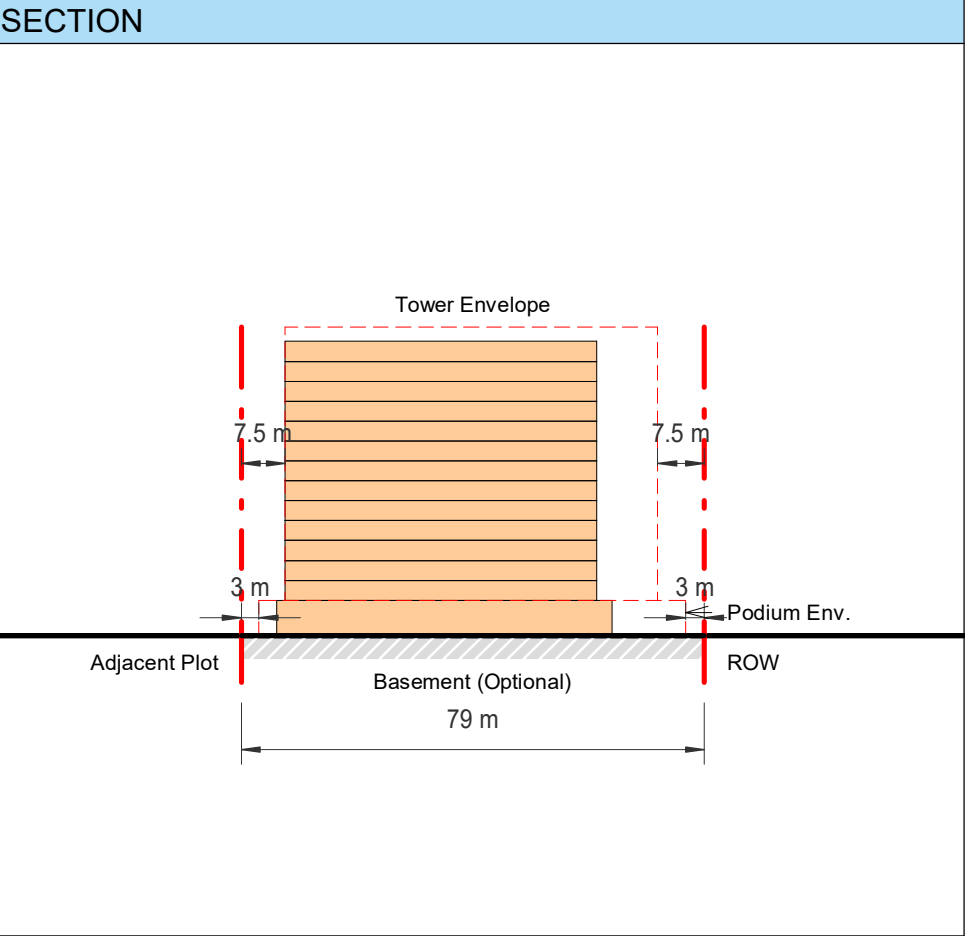
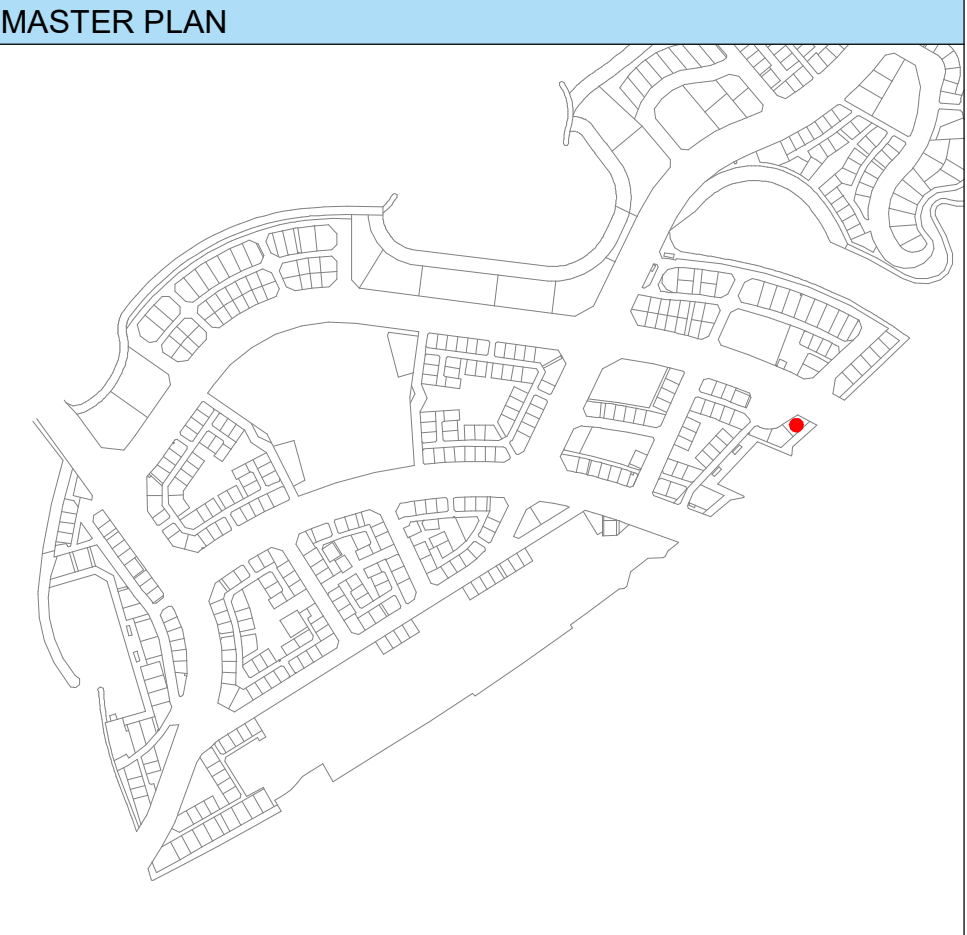
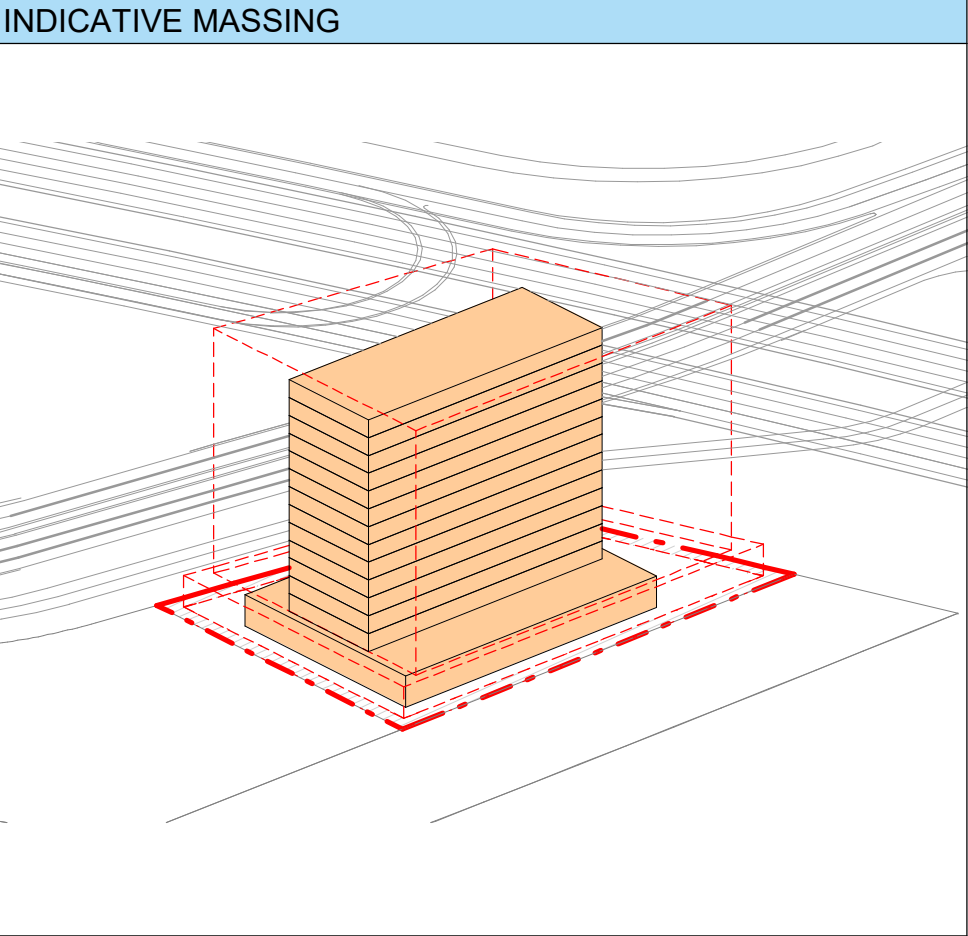
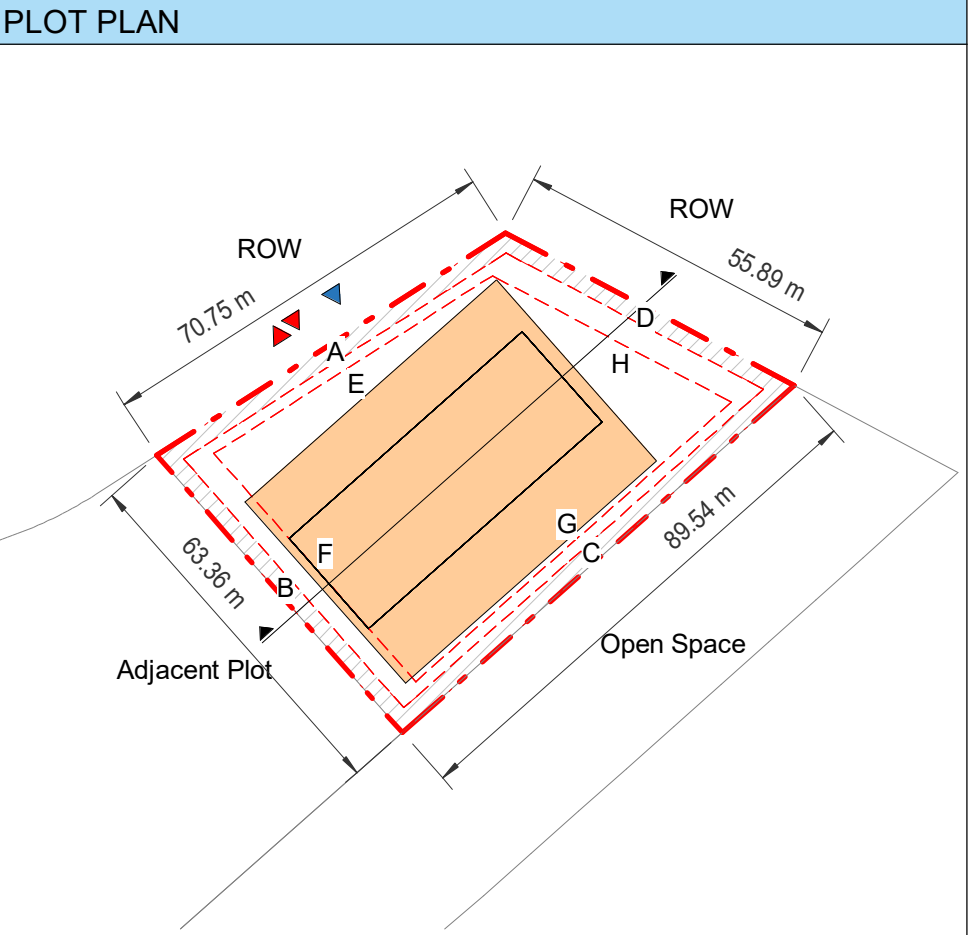
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.

DIA-WE-N18

HOTEL (WATER EDGE)



## Disclaimer:

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# Deira Islands - Development Control Guidelines






Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,962 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,271 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10

Setbacks	
Ground + Podium	
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 Plot Area Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

	Envelope
	Plot Boundary
	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
- Minimum 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 balconies, and service areas, escape staircases, shafts and garage room and uncovered/unenclosed terraces
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable rules.

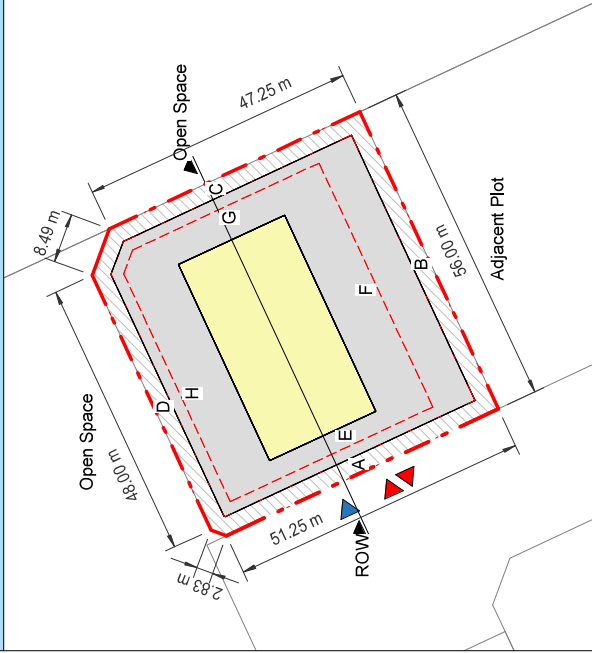
DIA-RE-0231

RESIDENTIAL (APARTMENT)

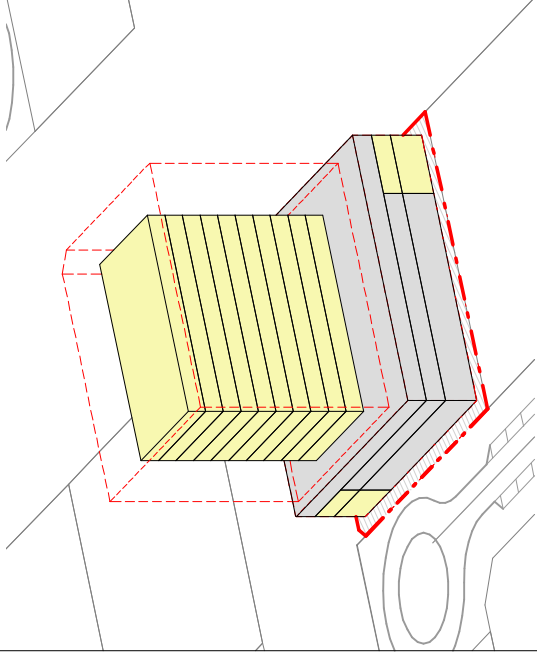
## Disclaimer:

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PLOT PLAN



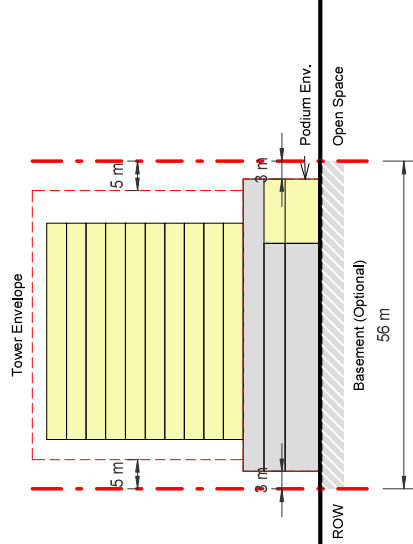
INDICATIVE MASSING



MASTER PLAN



SECTION












# Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	5,156 m²
FAR	2.00
Max. Tower Coverage	35%
GFA	10,312 m²
Max. Height	G+7

Setbacks	
Ground + Tower	
A - 5 m	
B - 5 m	
C - 5 m	
D - 5 m	

<ul style="list-style-type: none"><li>Maximum Number of Keys 115</li><li>Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li><li>Site boundary walls / fences along neighboring plots are not allowed</li><li>Basement is allowed</li><li>Plant room to be screened and setback from tower edge min. 3 m</li><li>Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li><li>5m Ground Floor Height</li><li>3.6m for Podium &amp; Typical Floors</li></ul>	<ul style="list-style-type: none"><li>Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li><li>Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li></ul>
Energy Condition	
<ul style="list-style-type: none"><li>100% of the interior and exterior lighting is LED</li><li>Solar panels for all external LED lighting</li><li>Solar panels for all water heaters</li><li>Solar panels for heating Swimming Pools for all Hotels / Resorts</li></ul>	

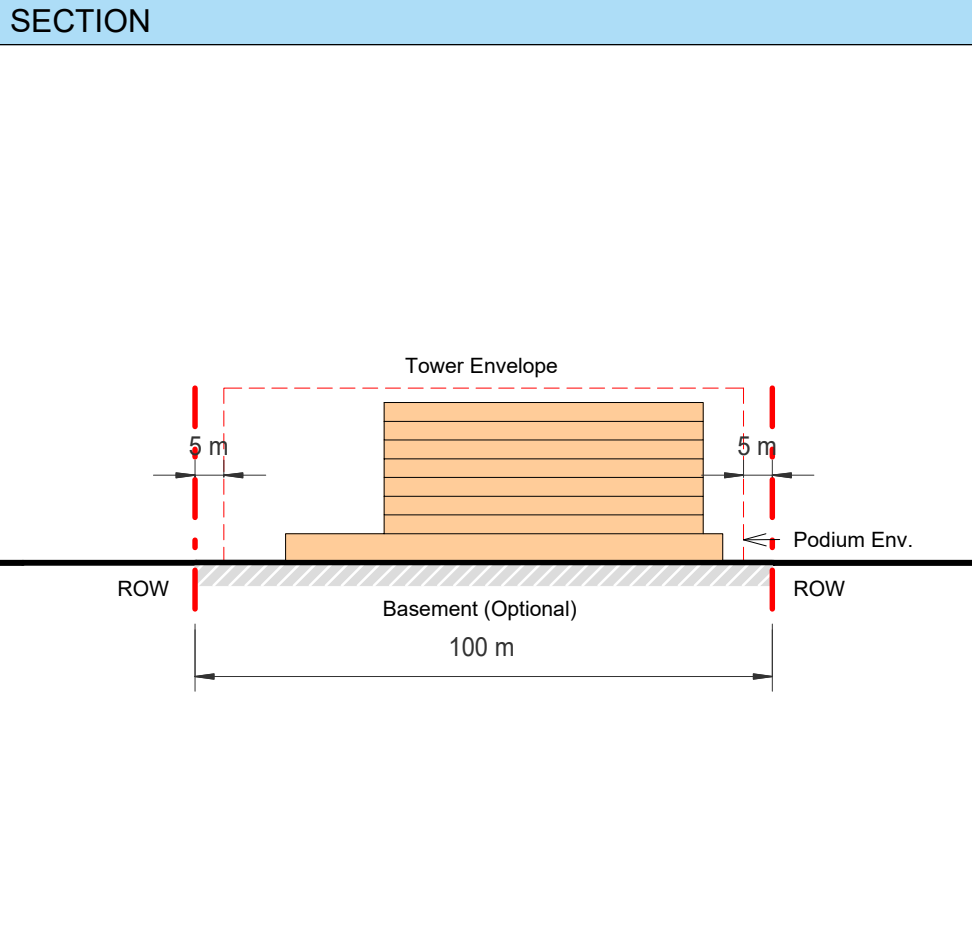
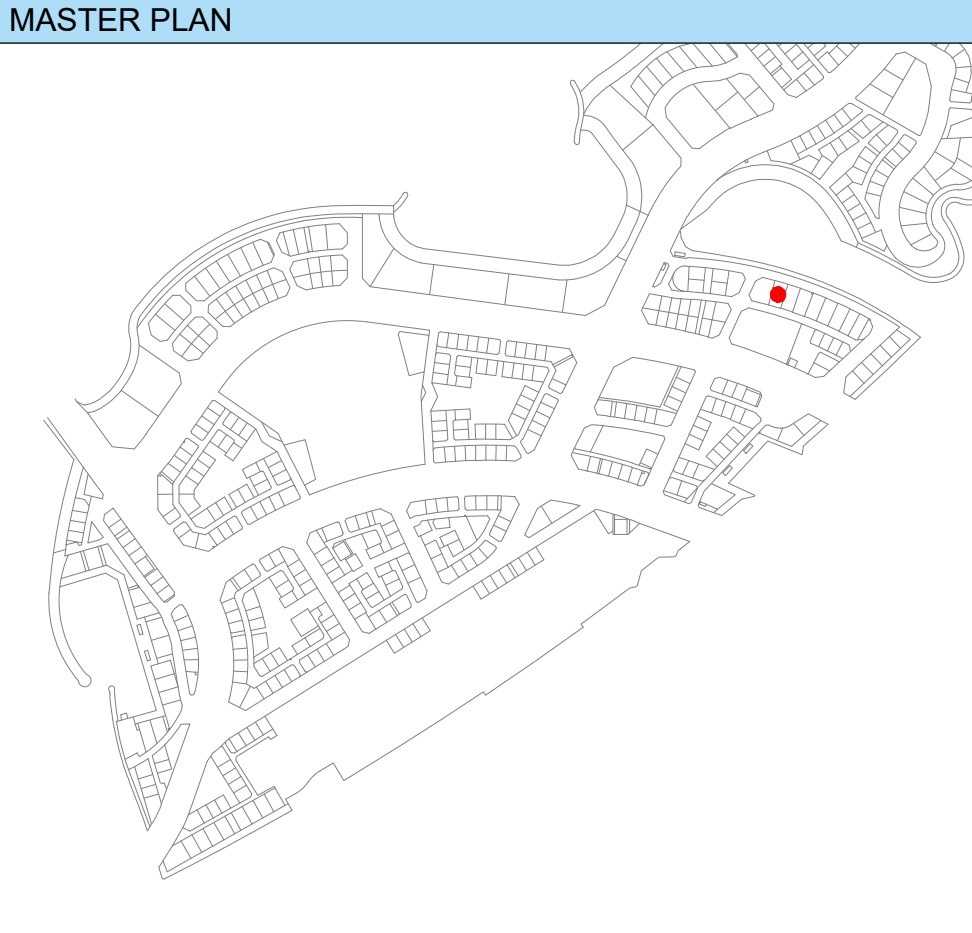
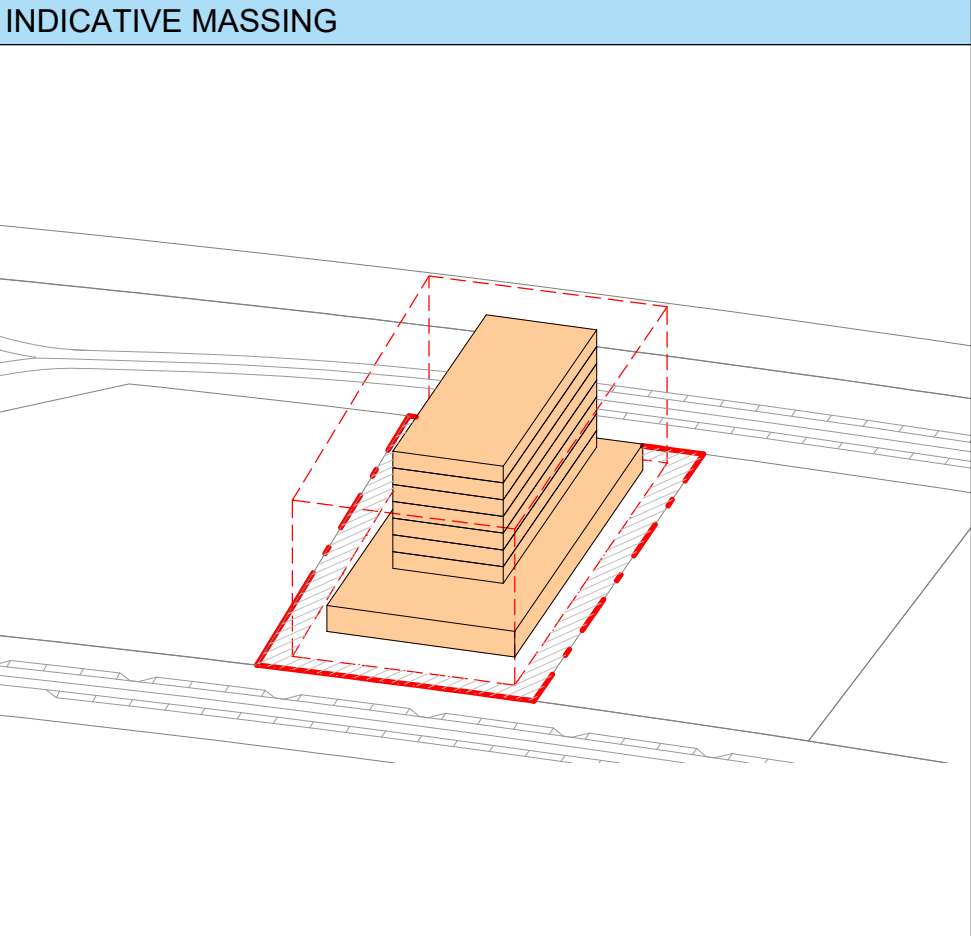
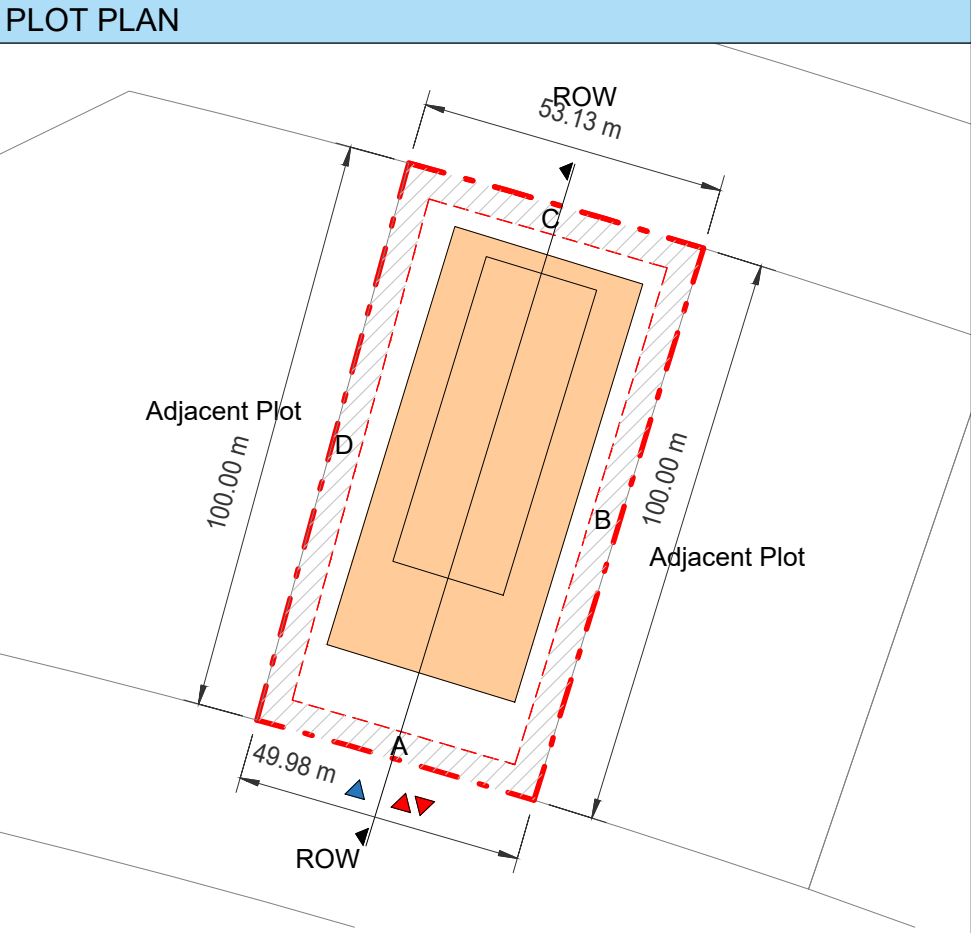
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

Notes:

- Overall average GFA per key = 90m²
- 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 GFA(Ground Floor Area)is calculated by multiplying the total plot area by the FAR. GFA 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 GFA 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-WE-0032

HOTEL (WATER EDGE)



Disclaimer:

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# Dubai Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	5,156 m <sup>2</sup>
FAR	2.00
Max. Tower Coverage	35%
GFA	10,312 m <sup>2</sup>
Max. Height	G+7

## Setbacks

## Ground + Tower

A - 5 m

B - 5 m

C - 5 m








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 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

	Parking		Envelope
	Hotel		Plot Boundary
	No Build Zone		Access Side Indication
			Pedestrian Access

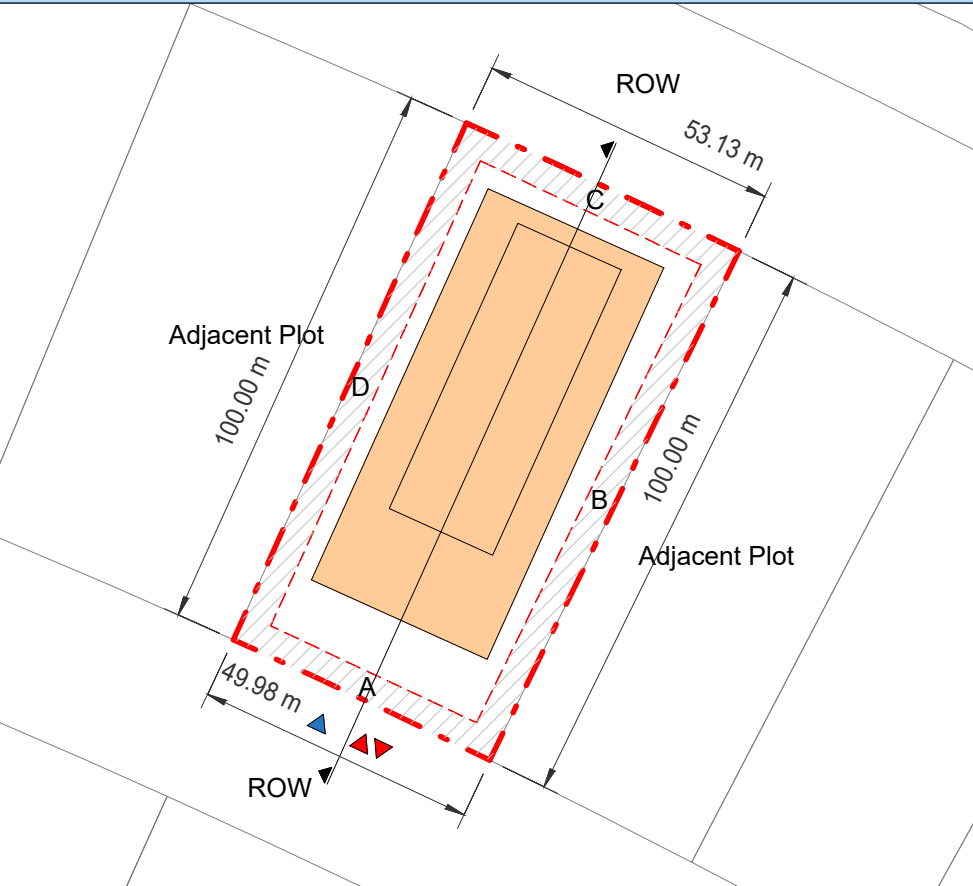
Notes:

- Overall average GFA per key = 90m<sup>2</sup>
- 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 GFA(Ground Floor Area)is calculated by multiplying the total plot area by the FAR. GFA 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 GFA excludes car parking and vehicular circulation, all utility required by authorities and service providers, escape staircase, shafts and garages and uncovered/unenclosed terraces and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

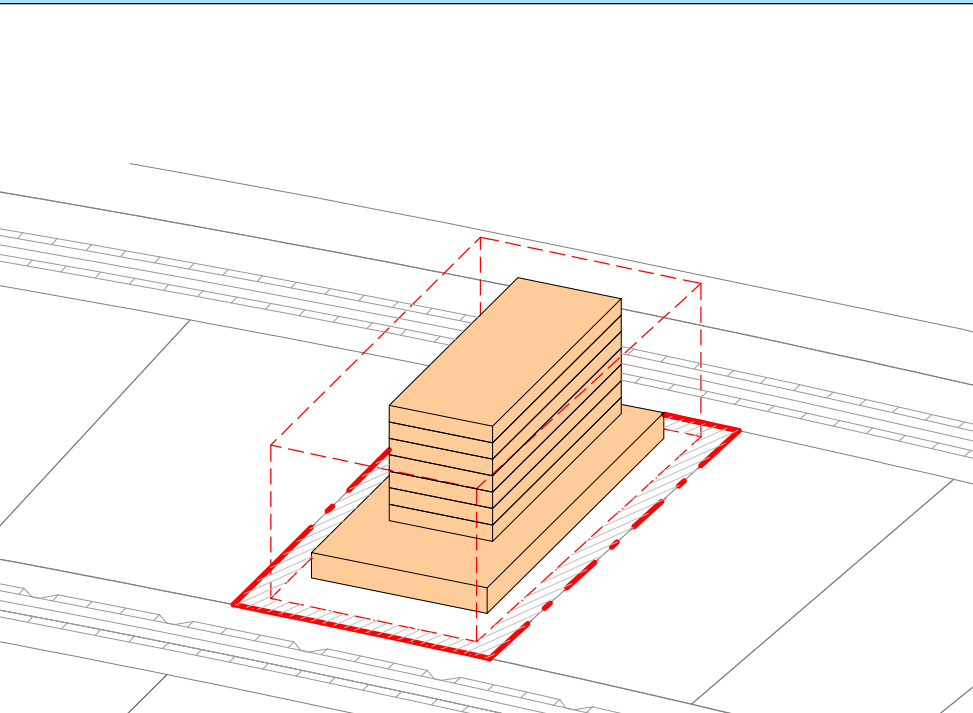
DIA-WE-0036

HOTEL (WATER EDGE)

## PLOT PLAN



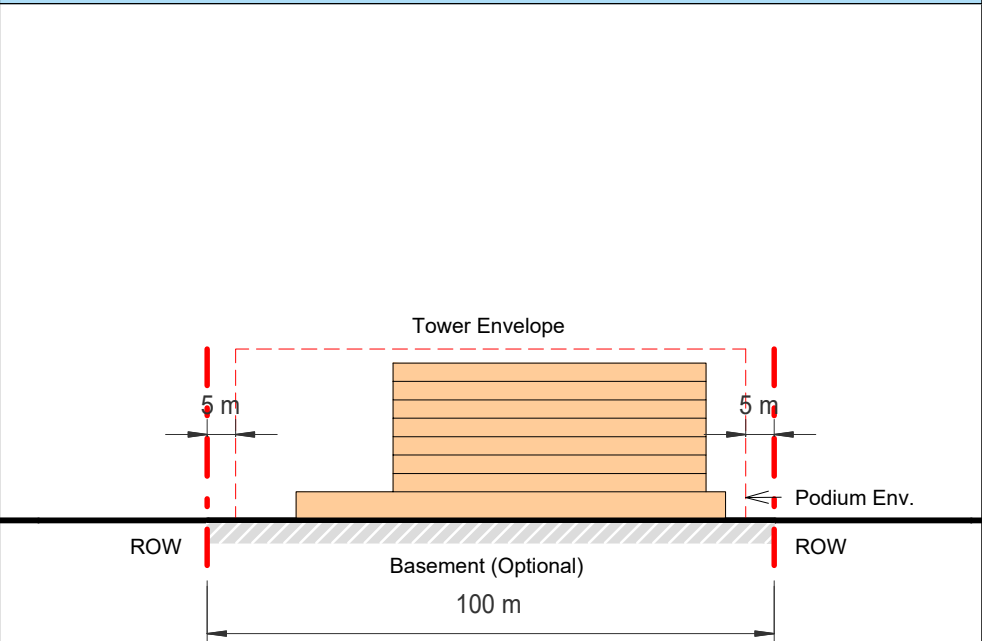
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:








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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	4,572 m <sup>2</sup>
FAR	2.82
Max. Tower Coverage	55%
BUA	12,871 m <sup>2</sup>
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

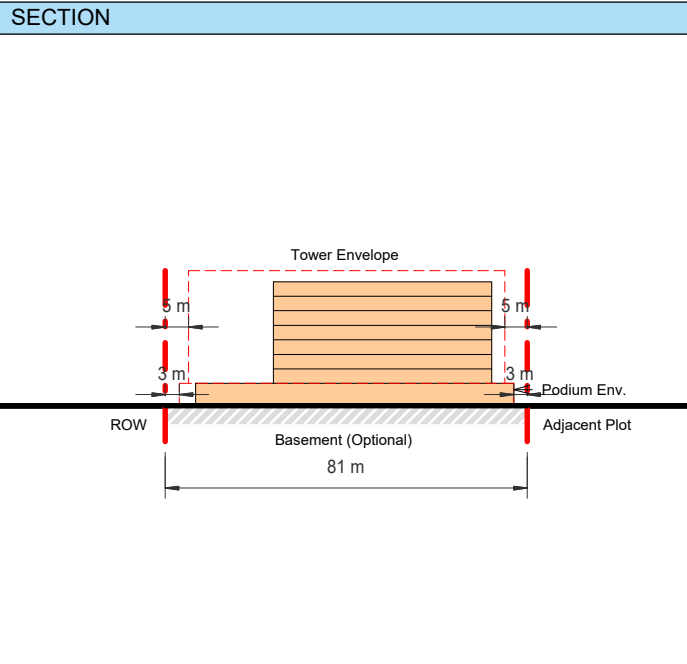
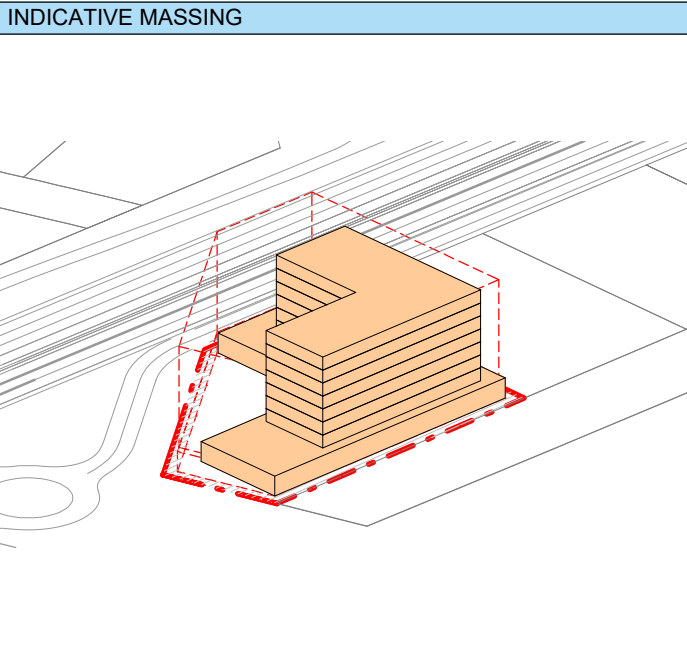
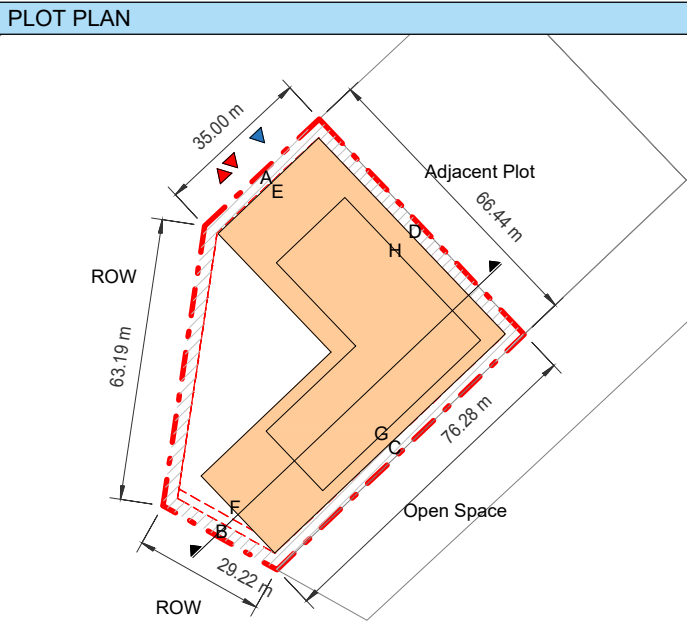
- Maximum Number of Keys 143
  - Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities
  - Site boundary walls / fences along neighboring plots are not allowed
  - Basement is allowed
  - Plant room to be screened and setback from tower edge min. 3 m
  - Min. 30% 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

 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

Notes:

- Overall average BUA per key = 90m<sup>2</sup>
- 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.

DIA-WE-N14  
HOTEL (WATER EDGE)



Disclaimer:








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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	5,460 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	19,931 m <sup>2</sup>
Max. Height	G+13

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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
  - BUA\*: Built Up Area as defined in DCR
  - Minimum Av. Unit Area: 90m<sup>2</sup>
  - 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

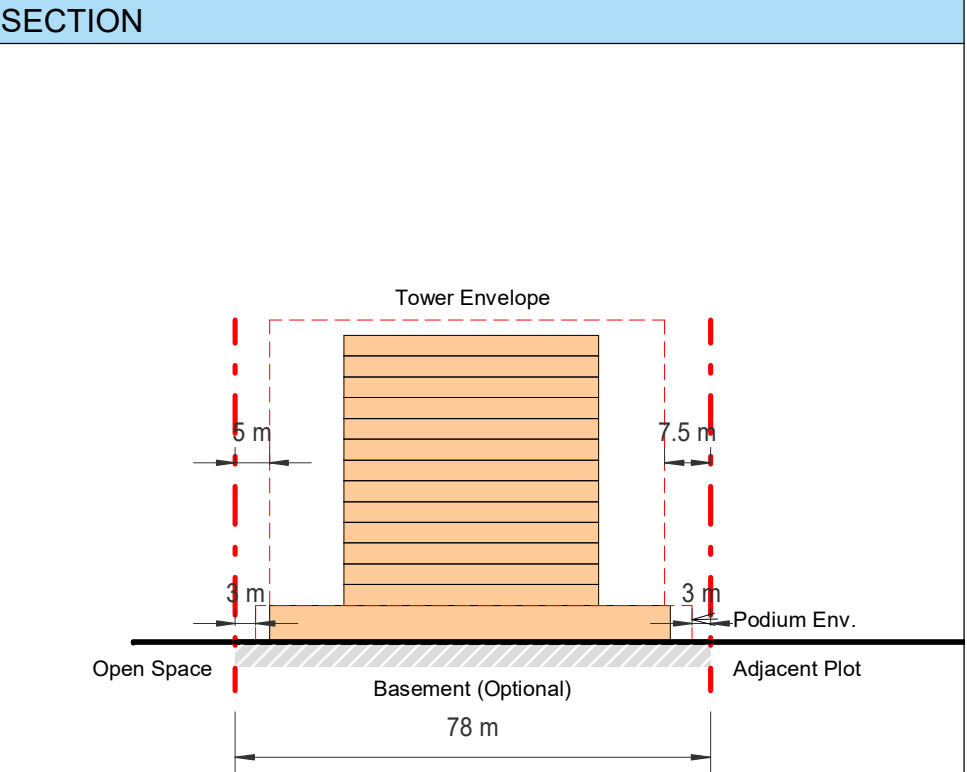
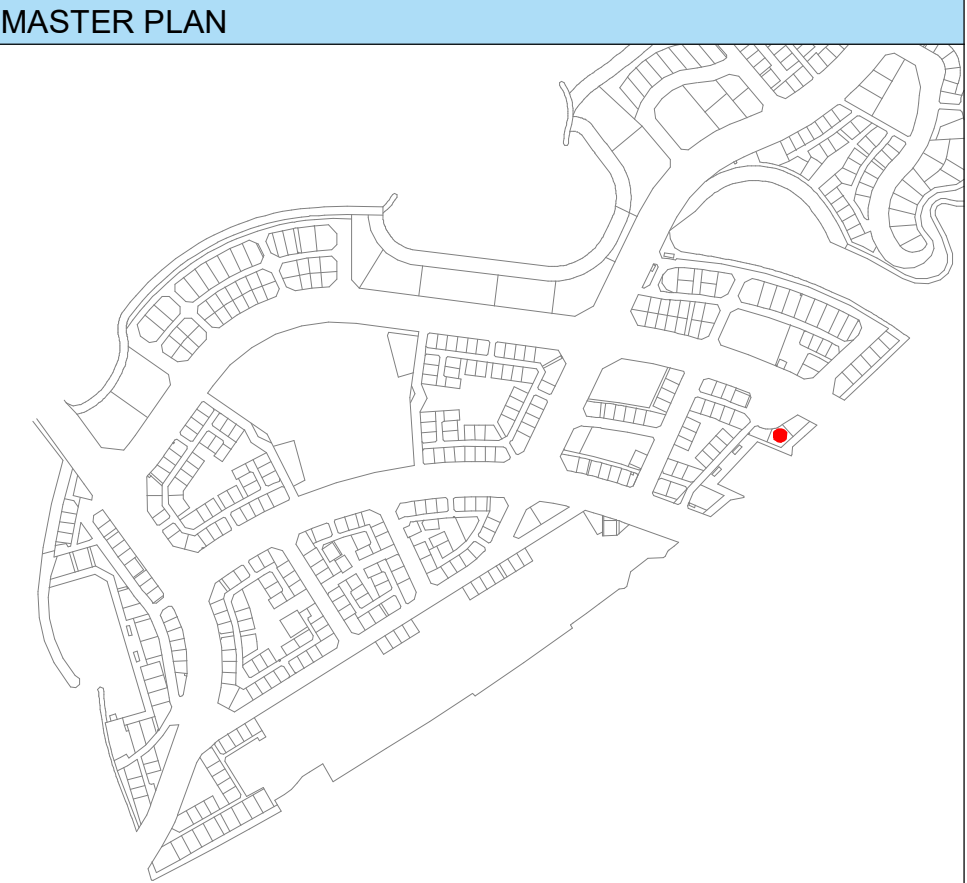
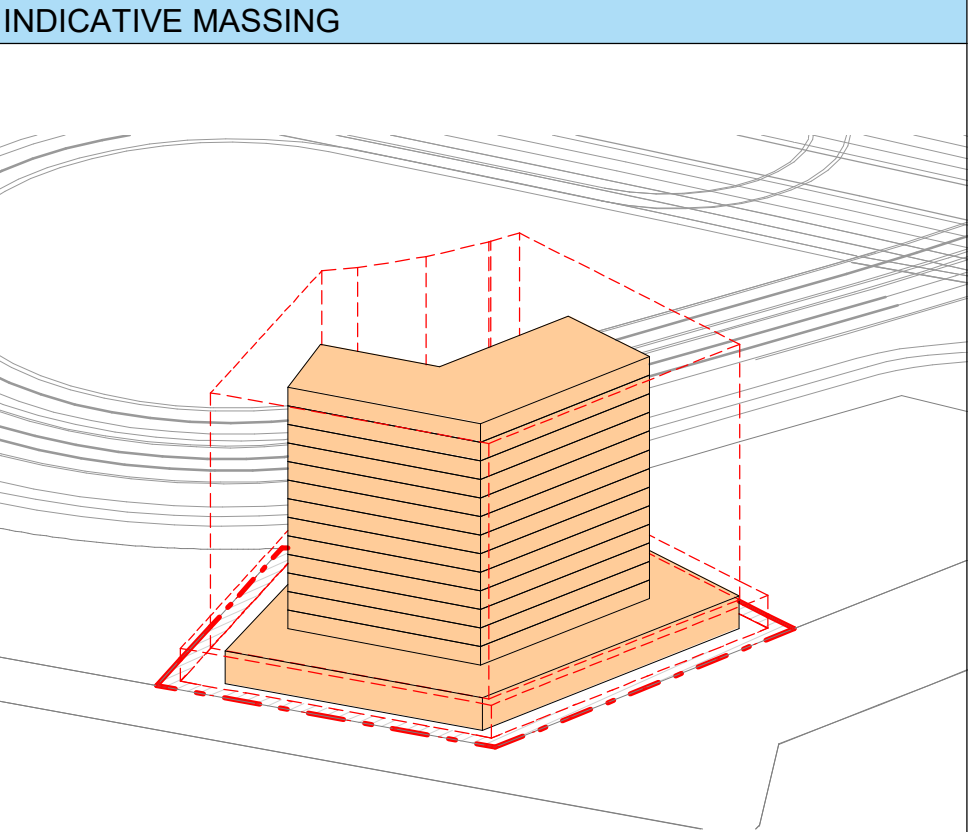
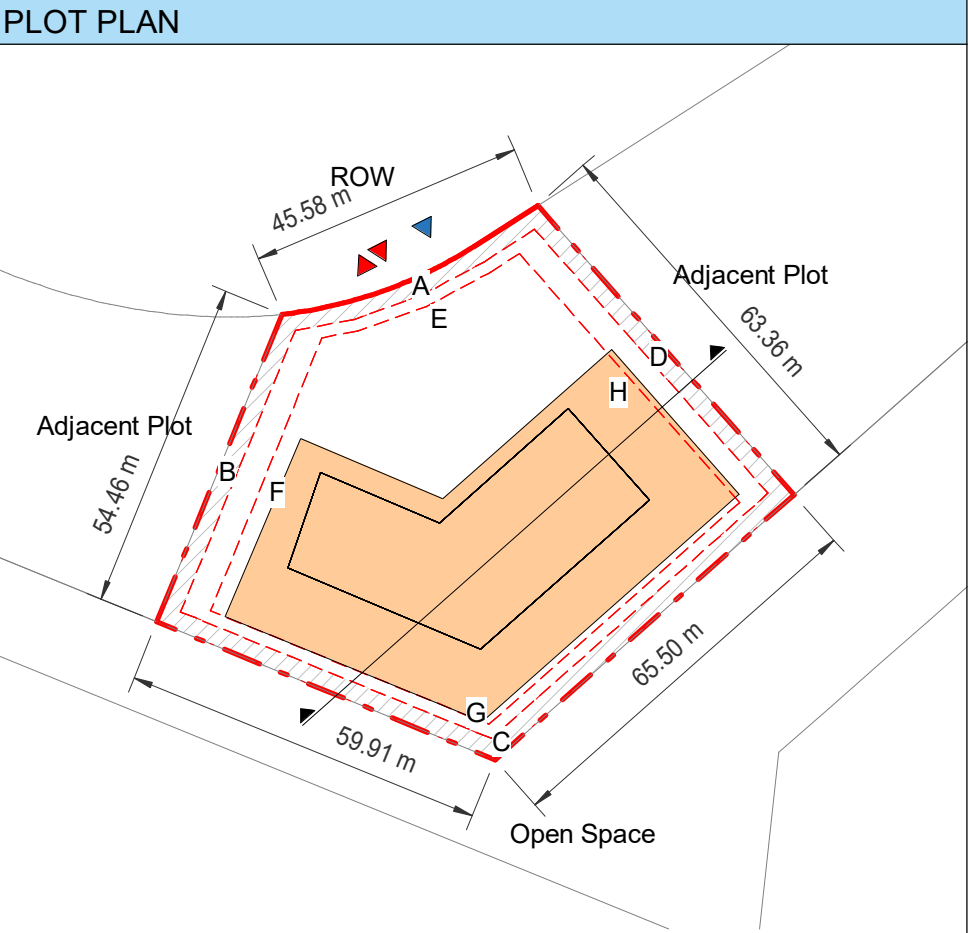
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.

DIA-WE-N17

HOTEL (WATER EDGE)



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# Deira Islands - Development Control Guidelines





Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,531 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,054 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10

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

- 11m Podium Liner depth is mandatory.
- No. of Units = BUA \* Minimum Allowable Unit Area
- BUA\* Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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
- 3.8m 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

	Envelope
	Plot Boundary
	Access Side Indication
	No Build Zone

Notes:

- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant
- Minimum 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 balconies, and areas covered by authorities and service providers, escape staircases, shafts and garage room and uncovered/unfenced terraces and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

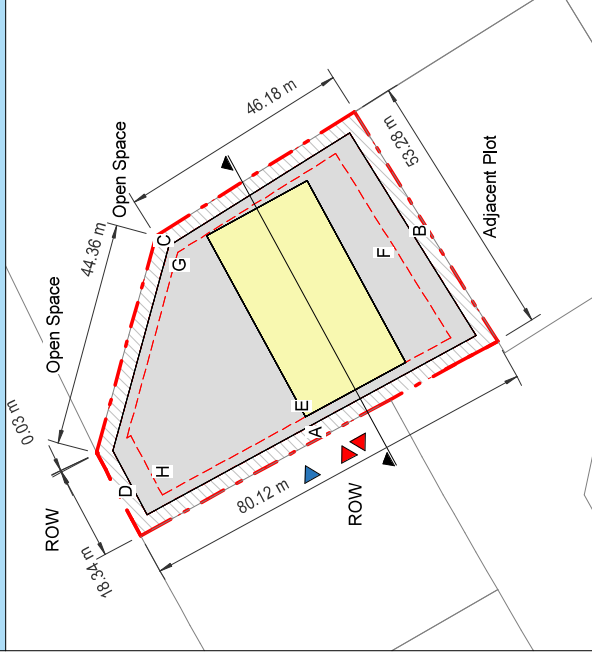
DIA-RE-0106

RESIDENTIAL (APARTMENT)

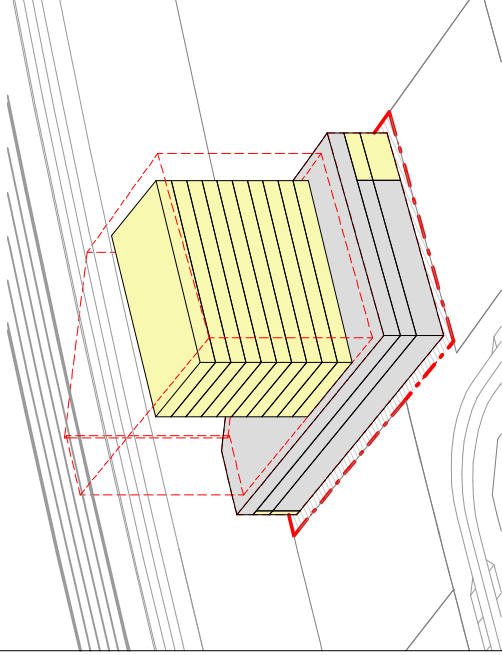
## Disclaimer:

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PLOT PLAN



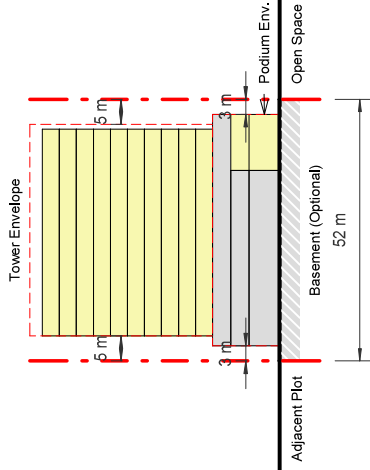
INDICATIVE MASSING



MASTER PLAN



SECTION











# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,424 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,849 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>               |

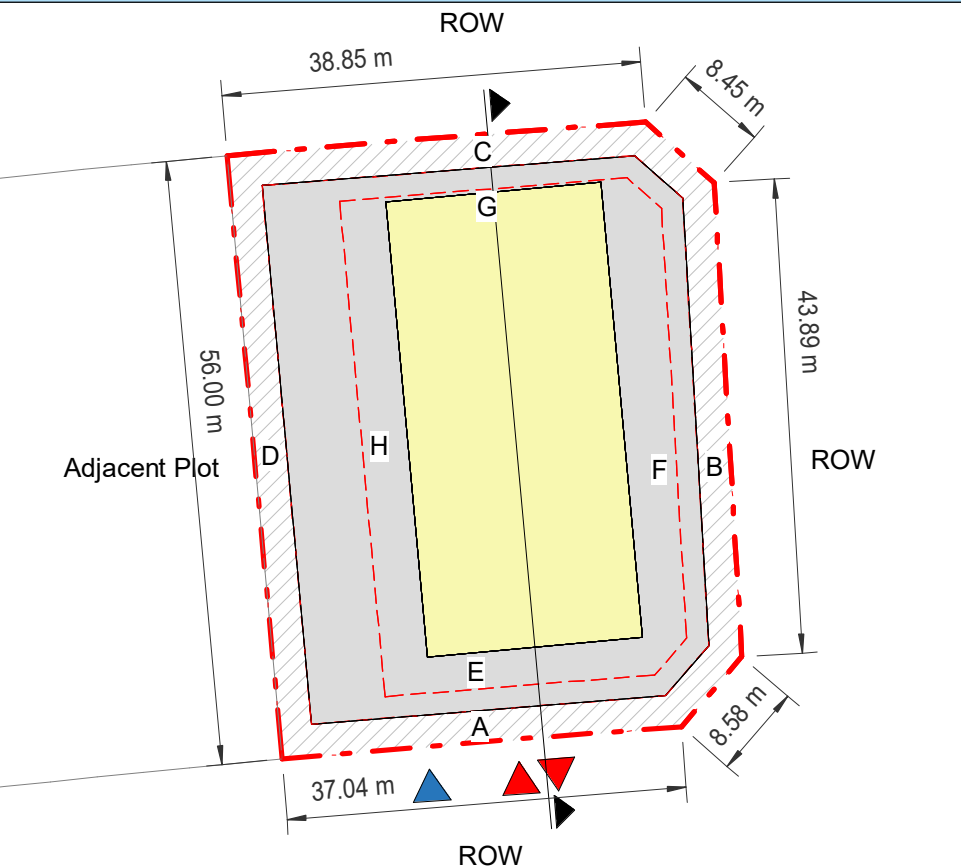
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

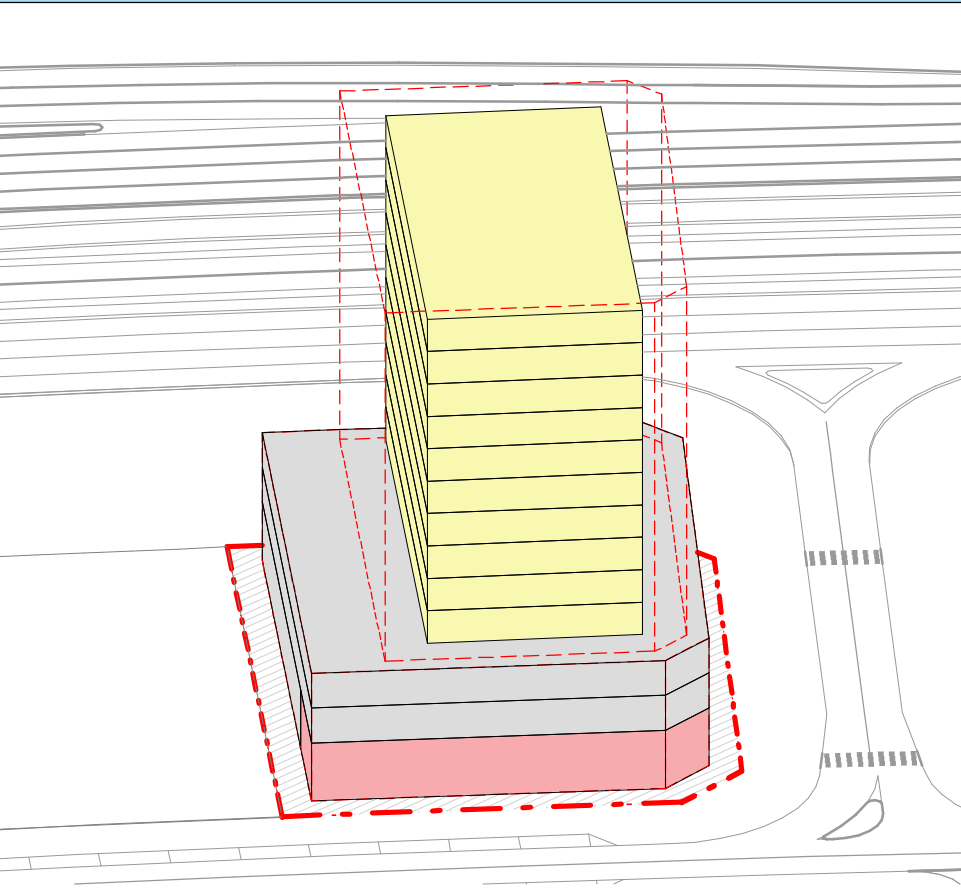
DIA-MU-0099

MIXED USE (Residential, Retail)

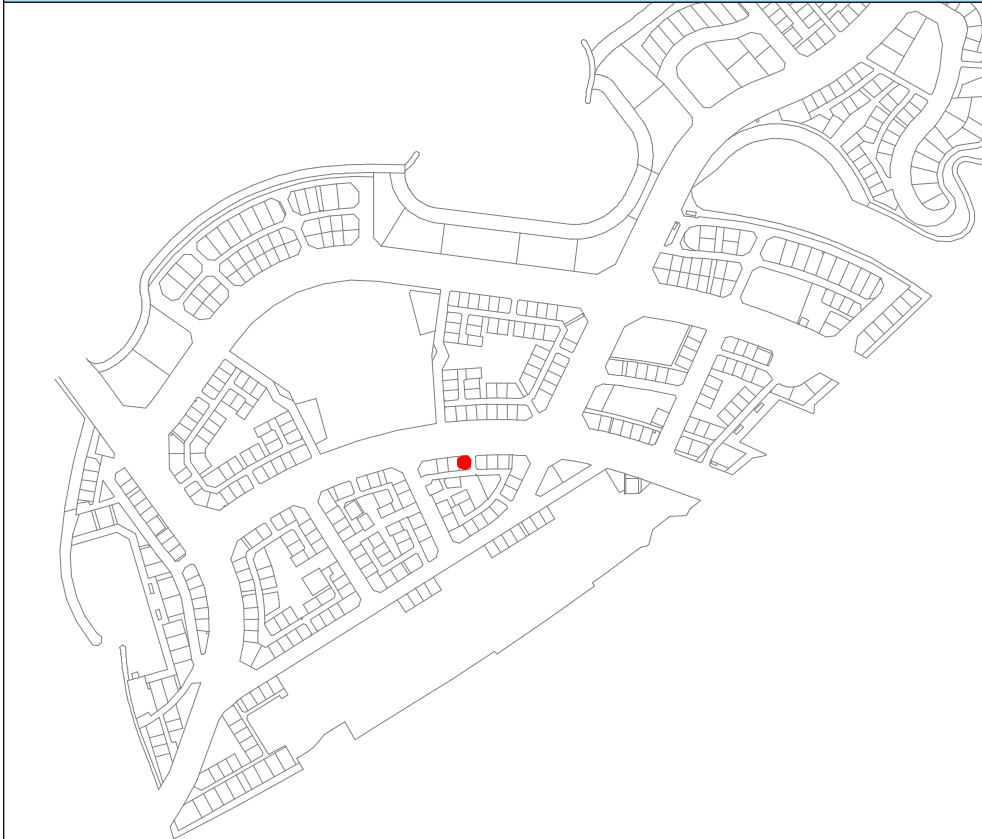
## PLOT PLAN



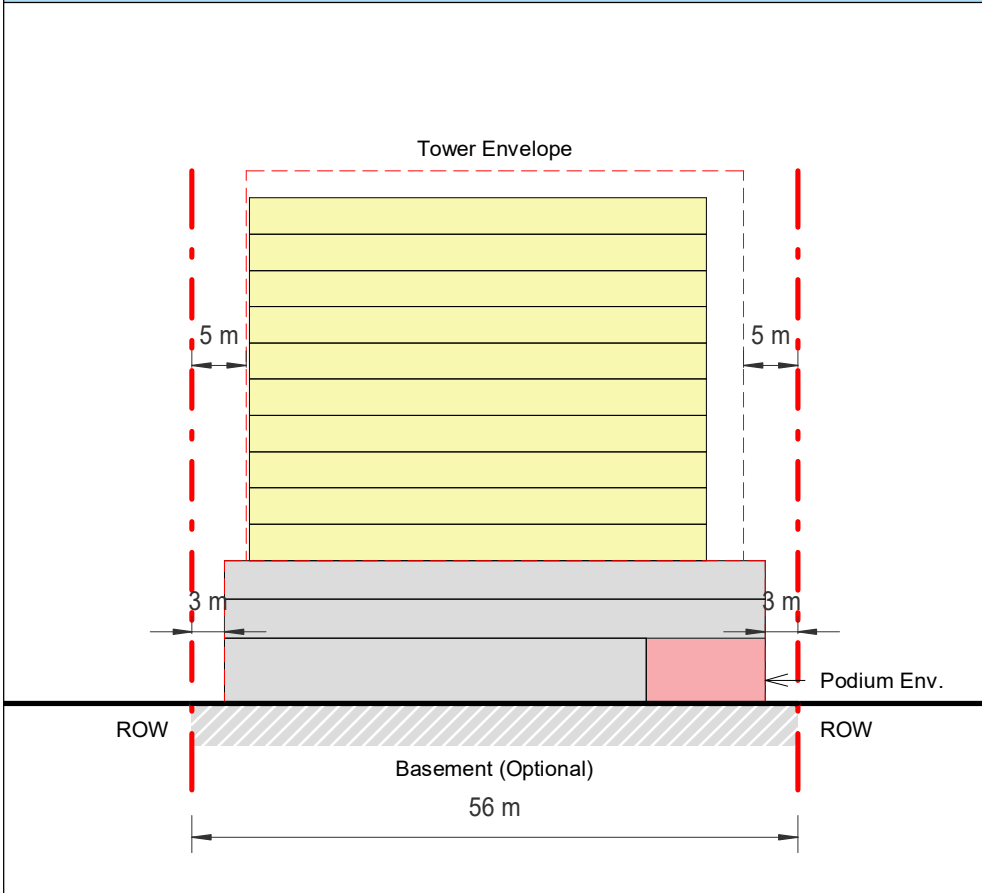
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,425 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,851 m <sup>2</sup>
- 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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

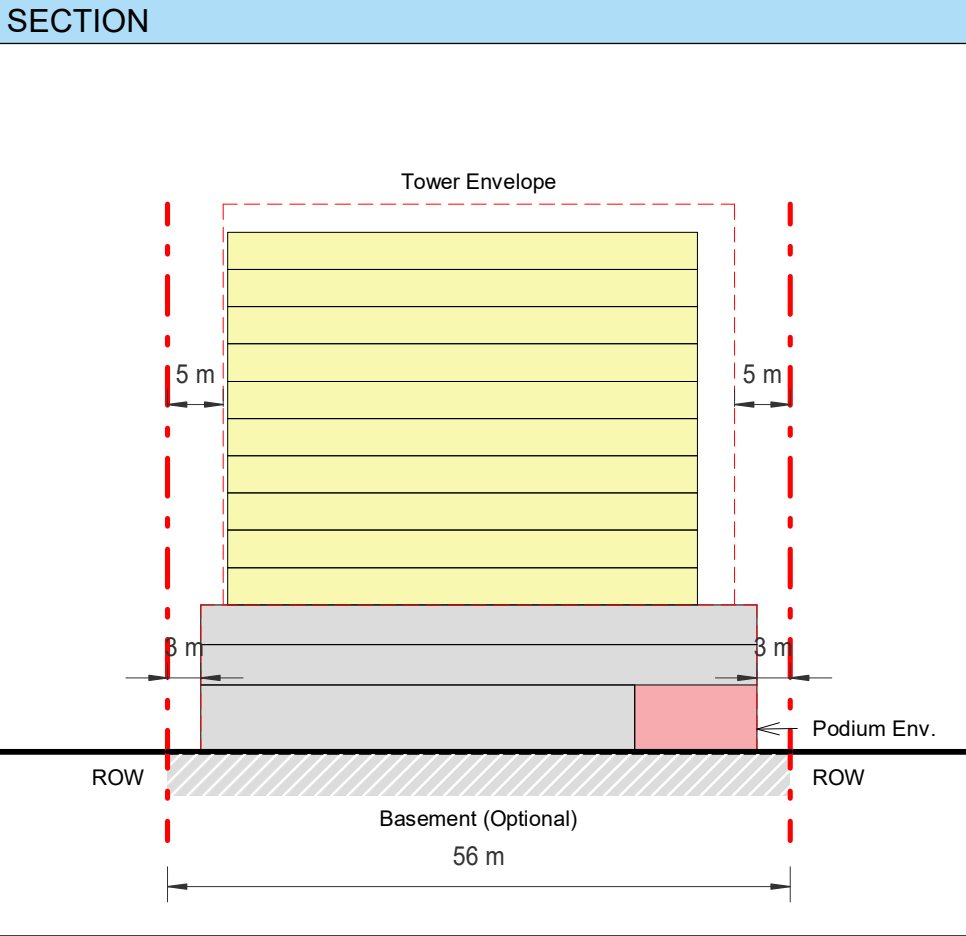
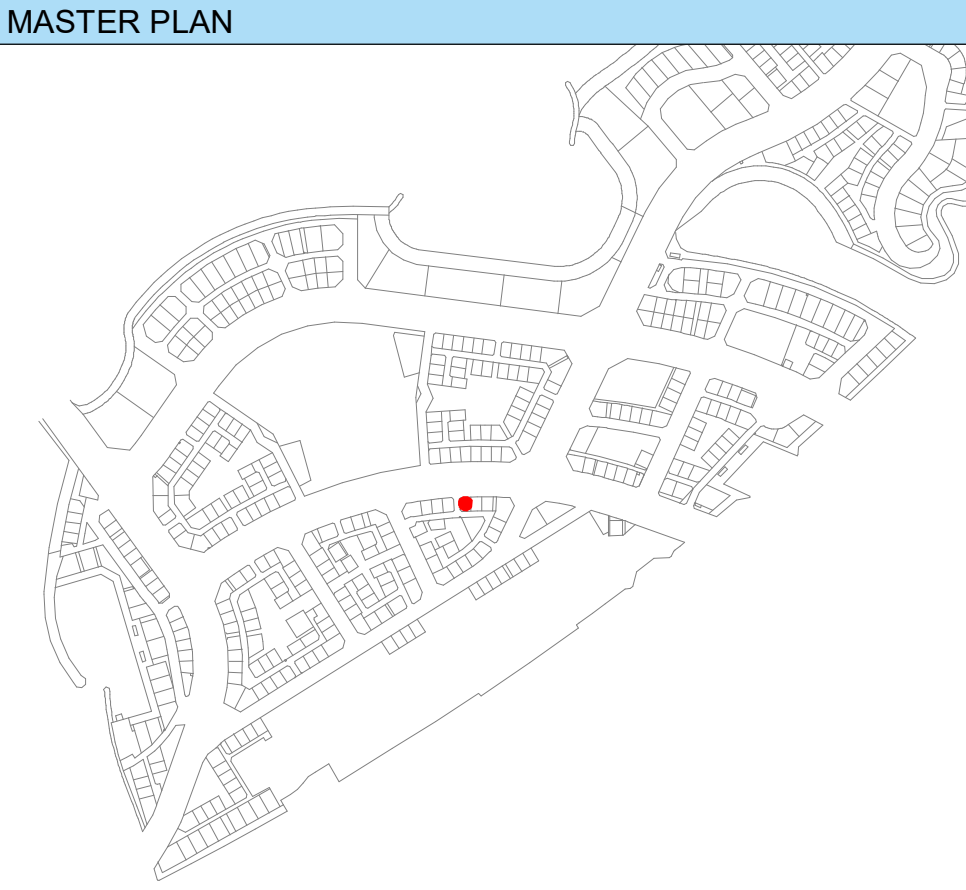
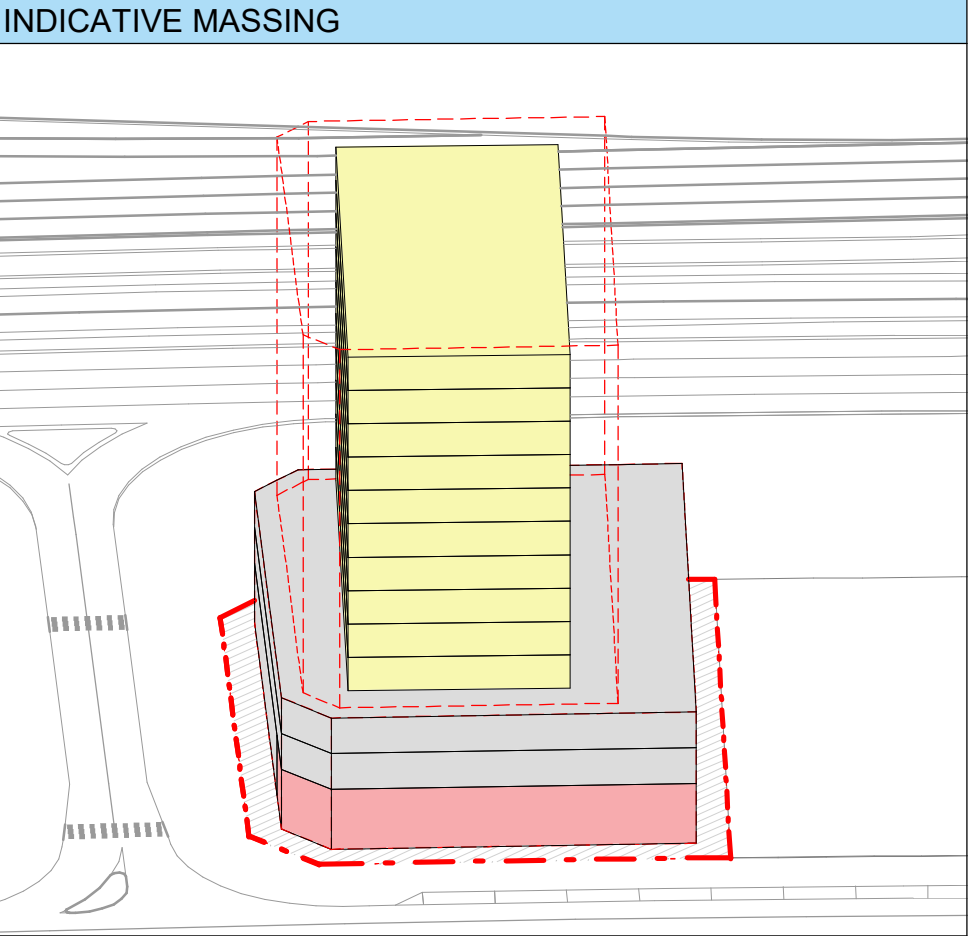
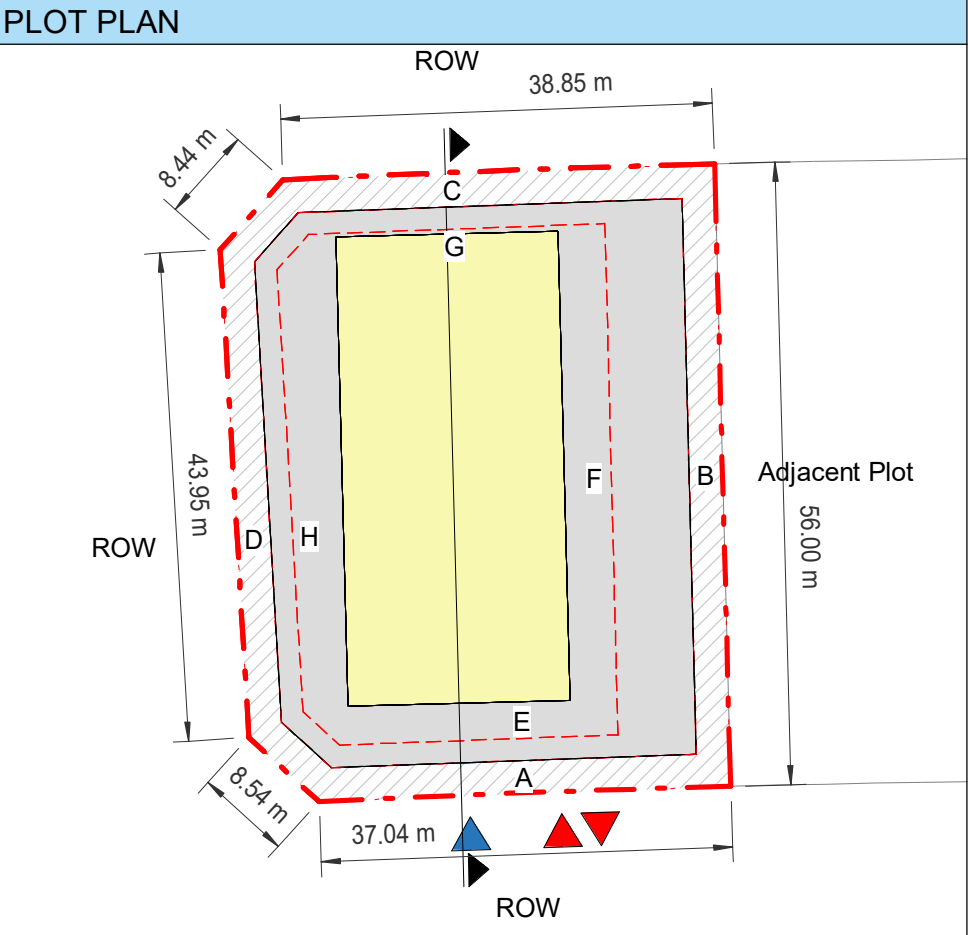
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0100

MIXED USE (Residential, Retail)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,430 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,870 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

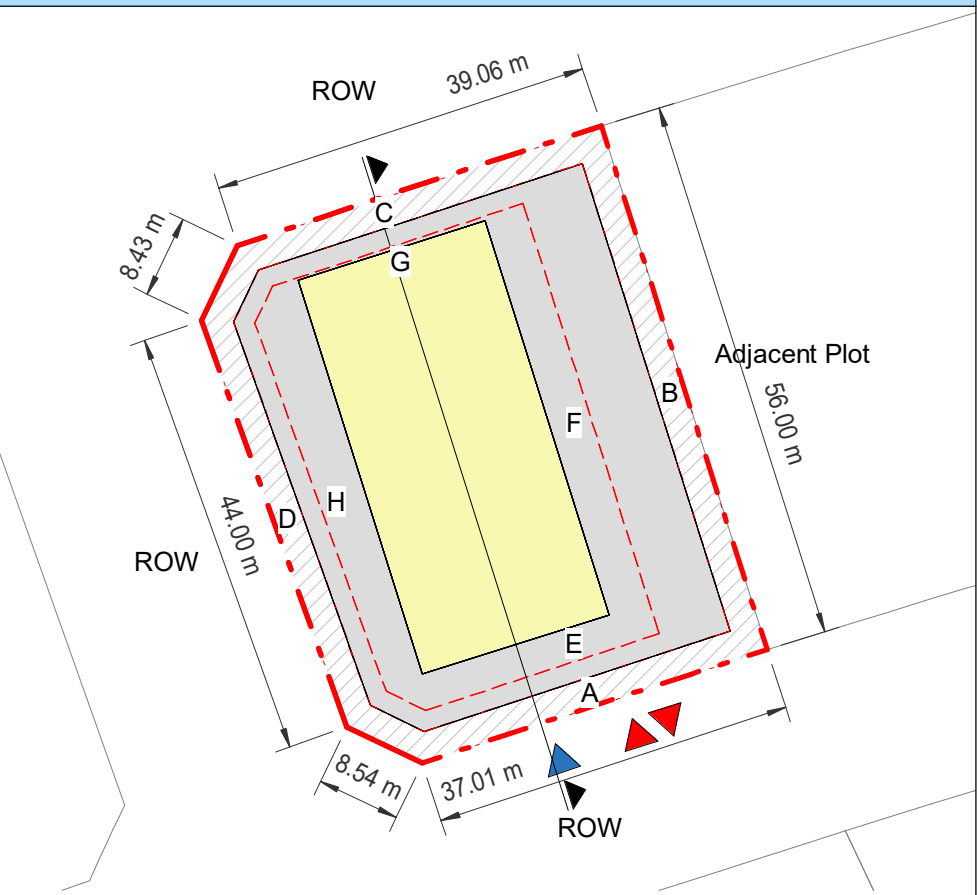
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

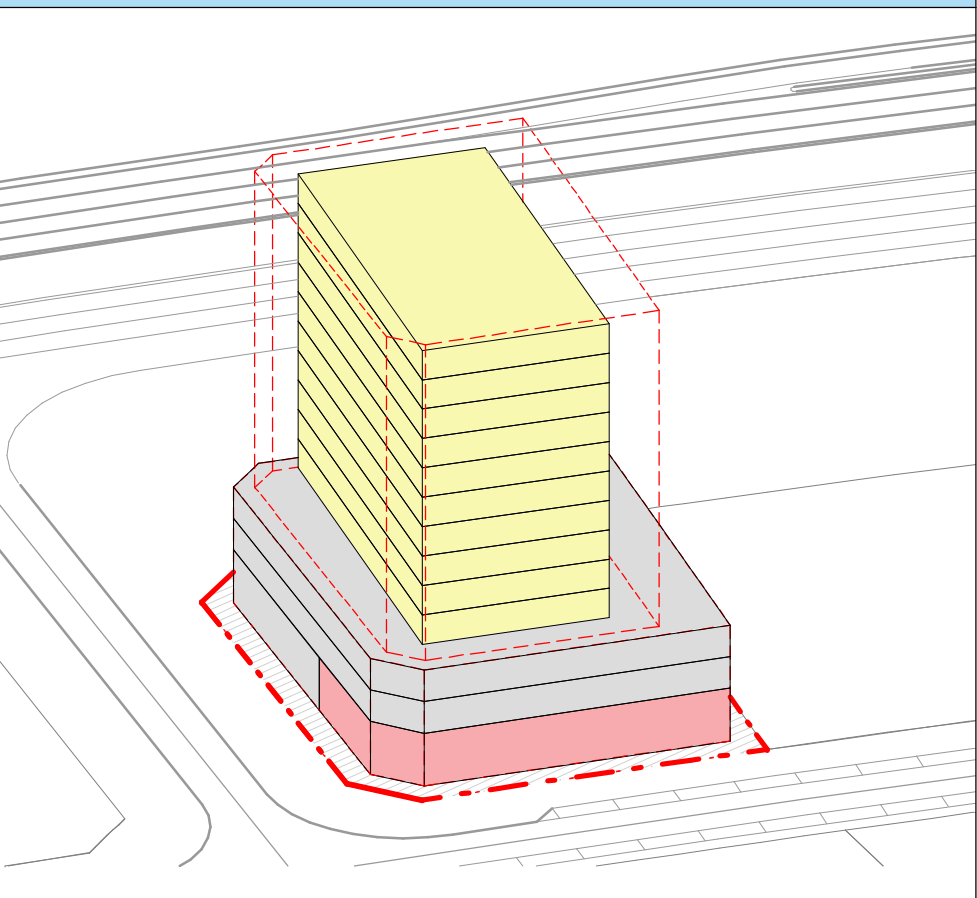
DIA-MU-0103

MIXED USE (Residential, Retail)

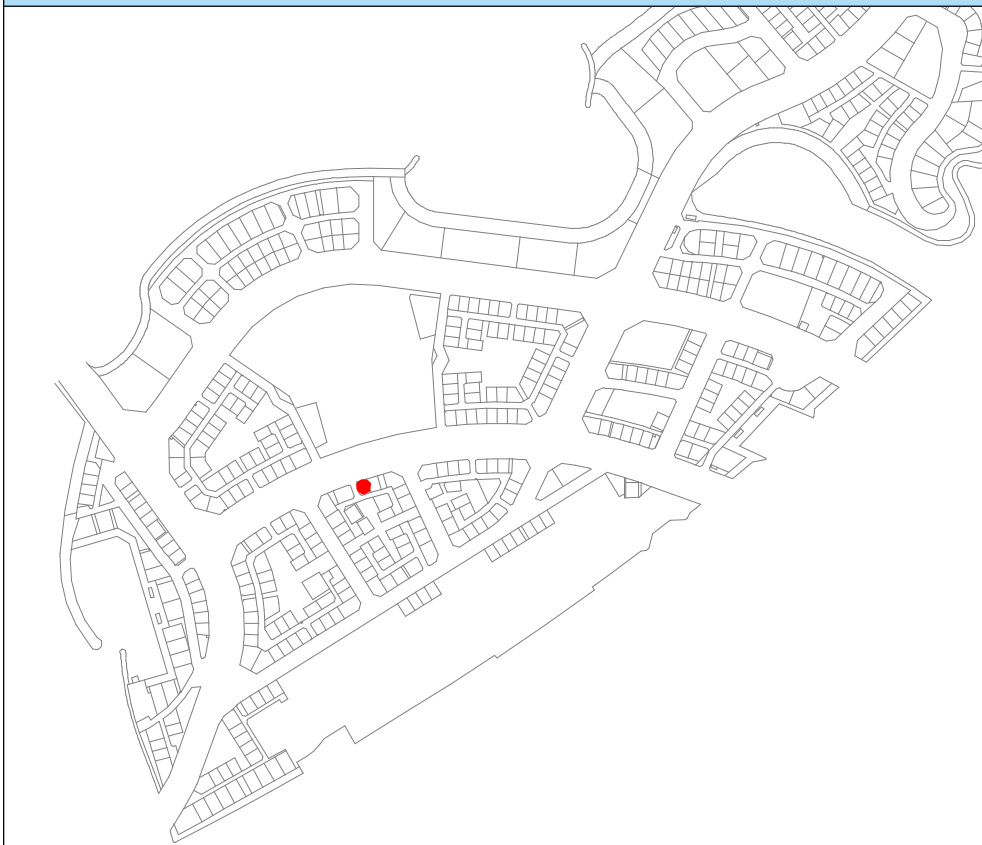
## PLOT PLAN



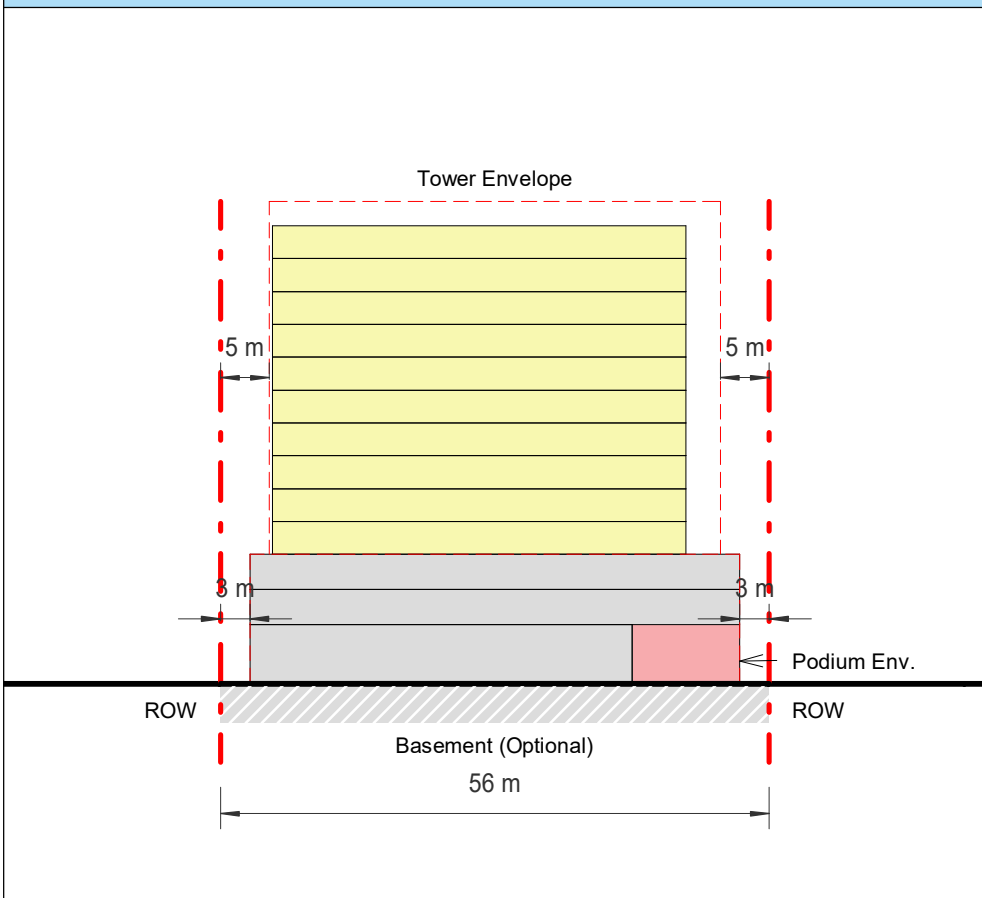
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,951 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	14,420 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

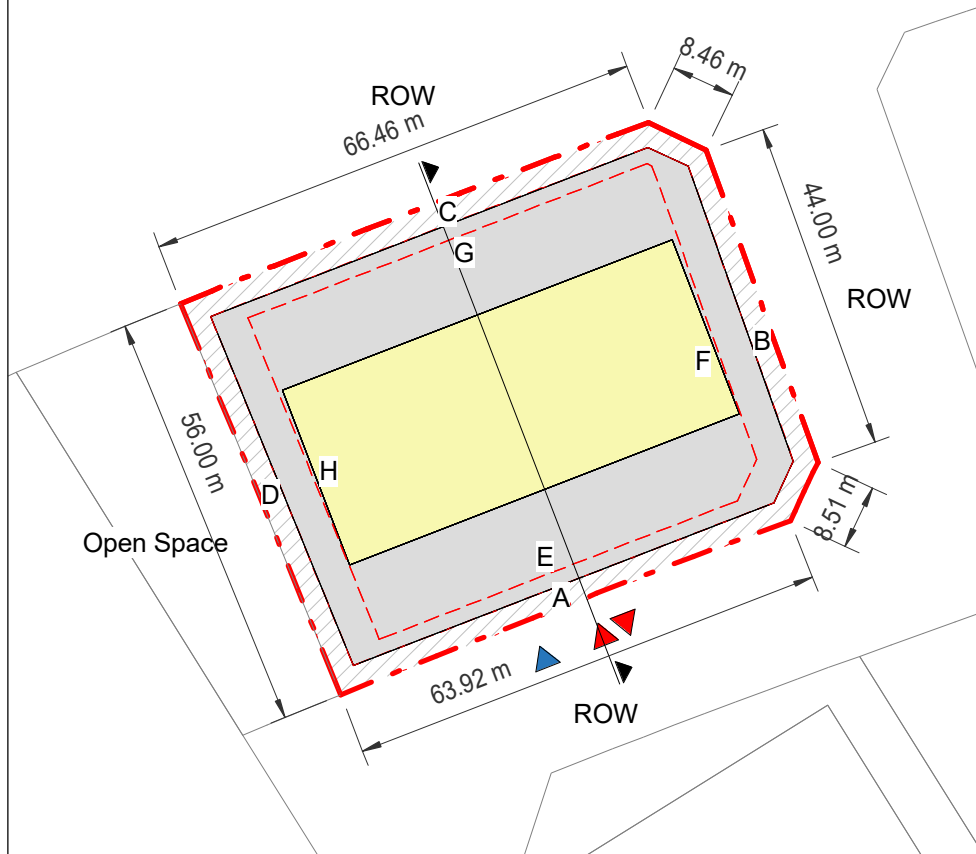
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

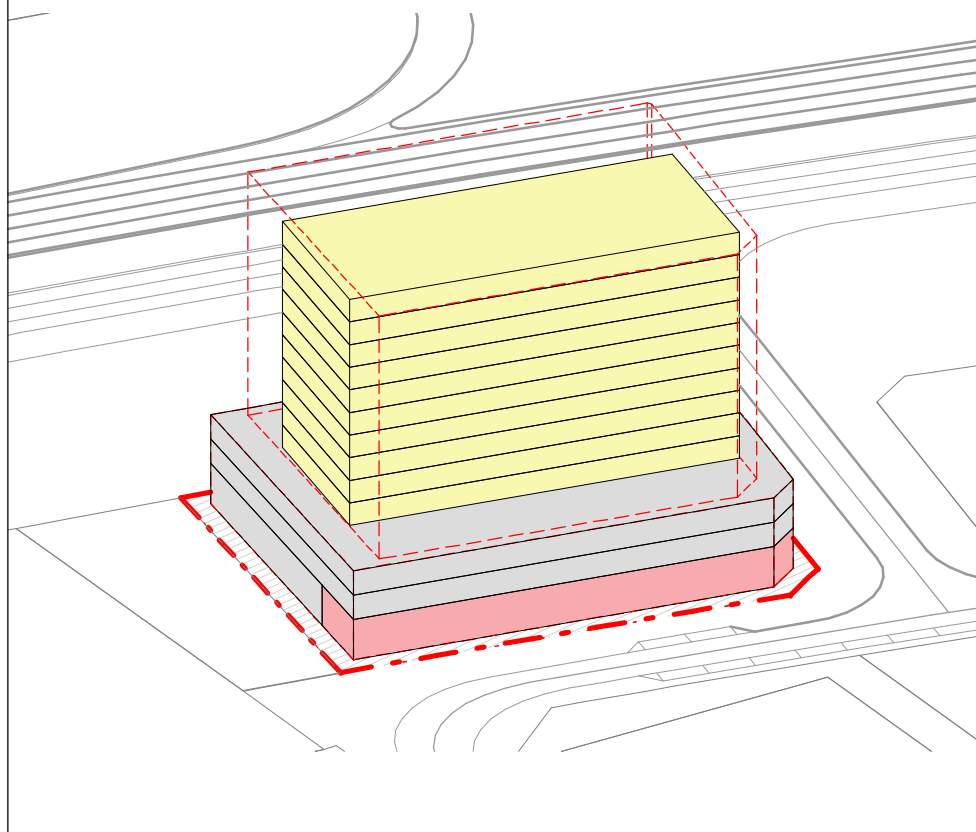
DIA-MU-0104

MIXED USE (Residential, Retail)

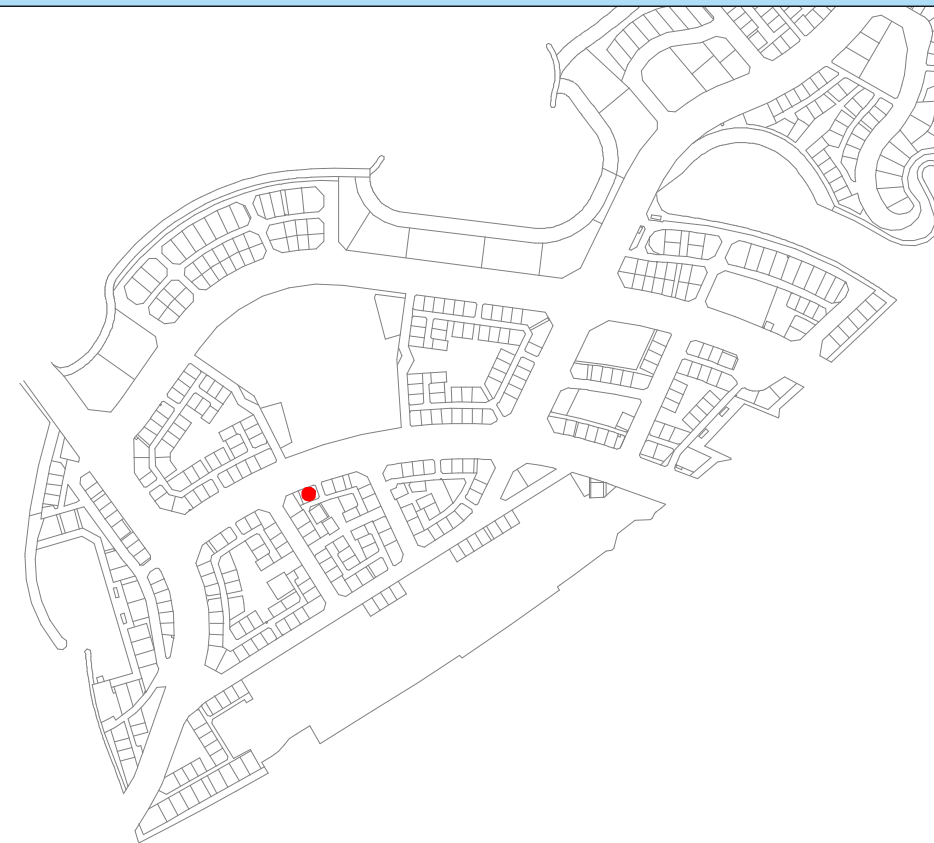
## PLOT PLAN



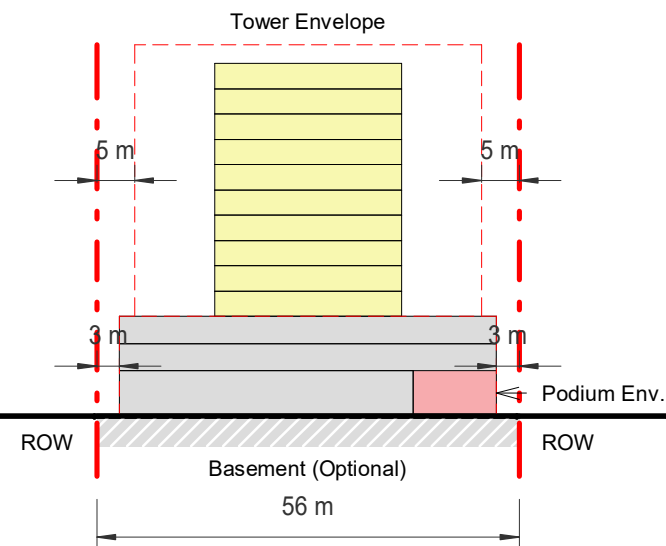
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,421 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,838 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

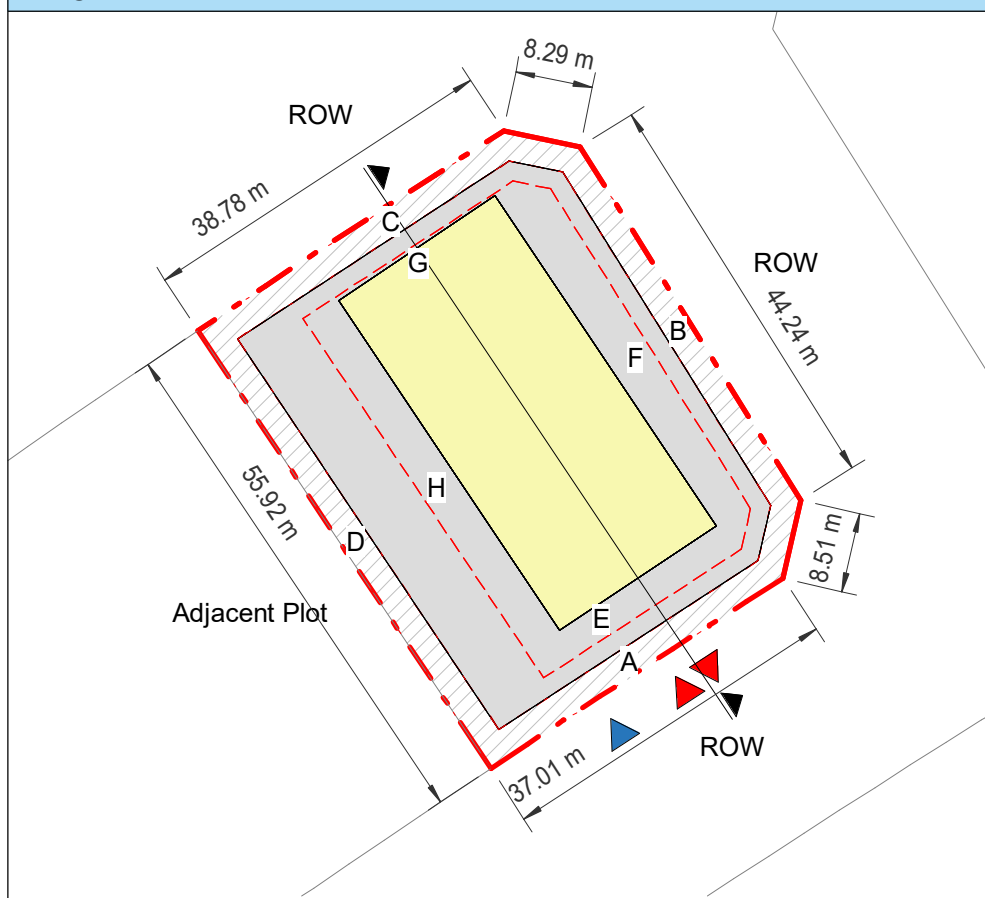
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

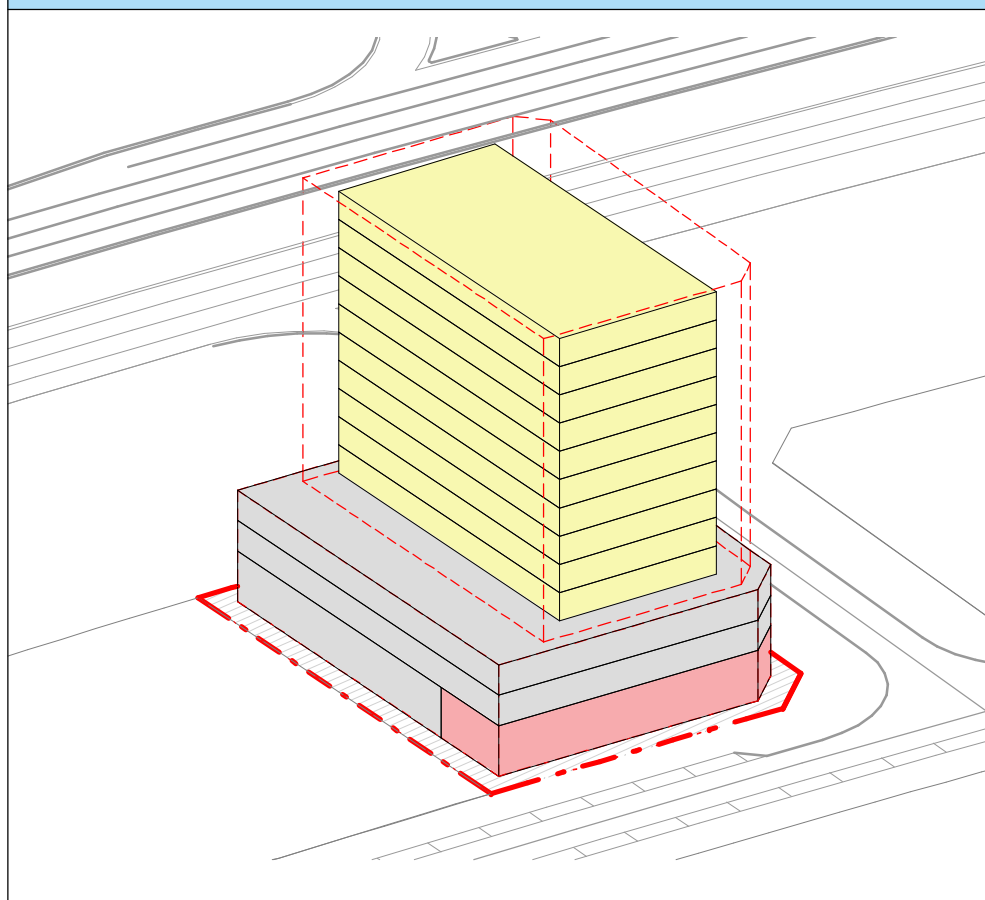
DIA-MU-0109

MIXED USE (Residential, Retail)

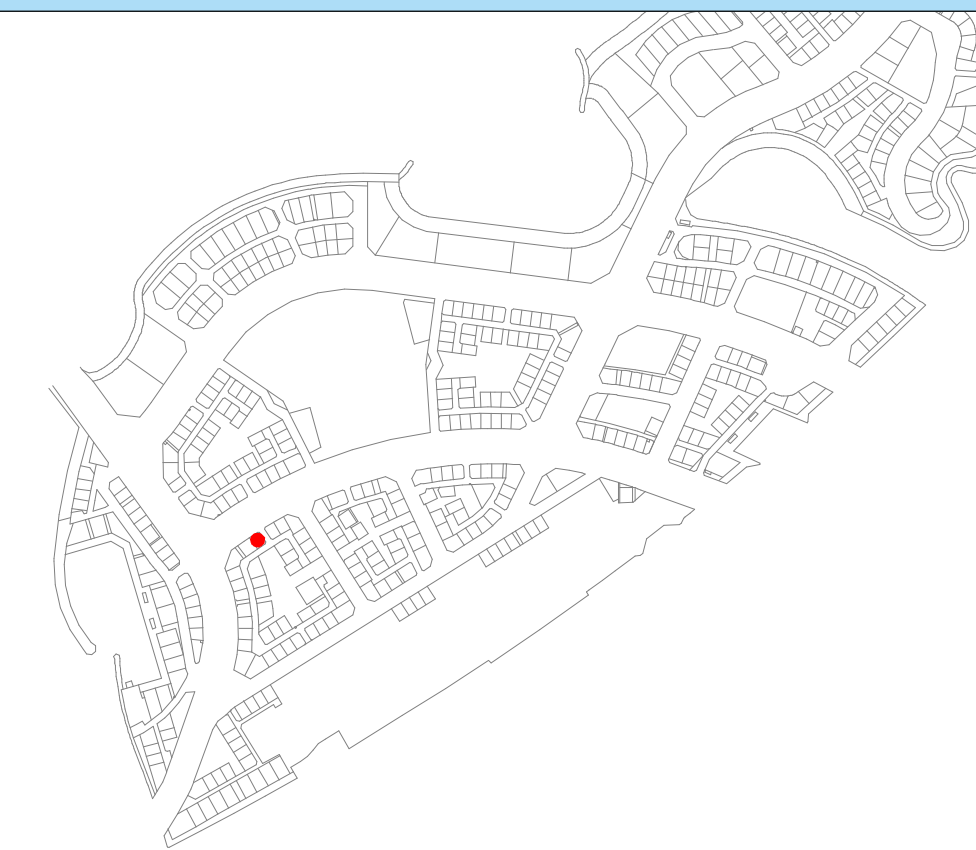
## PLOT PLAN



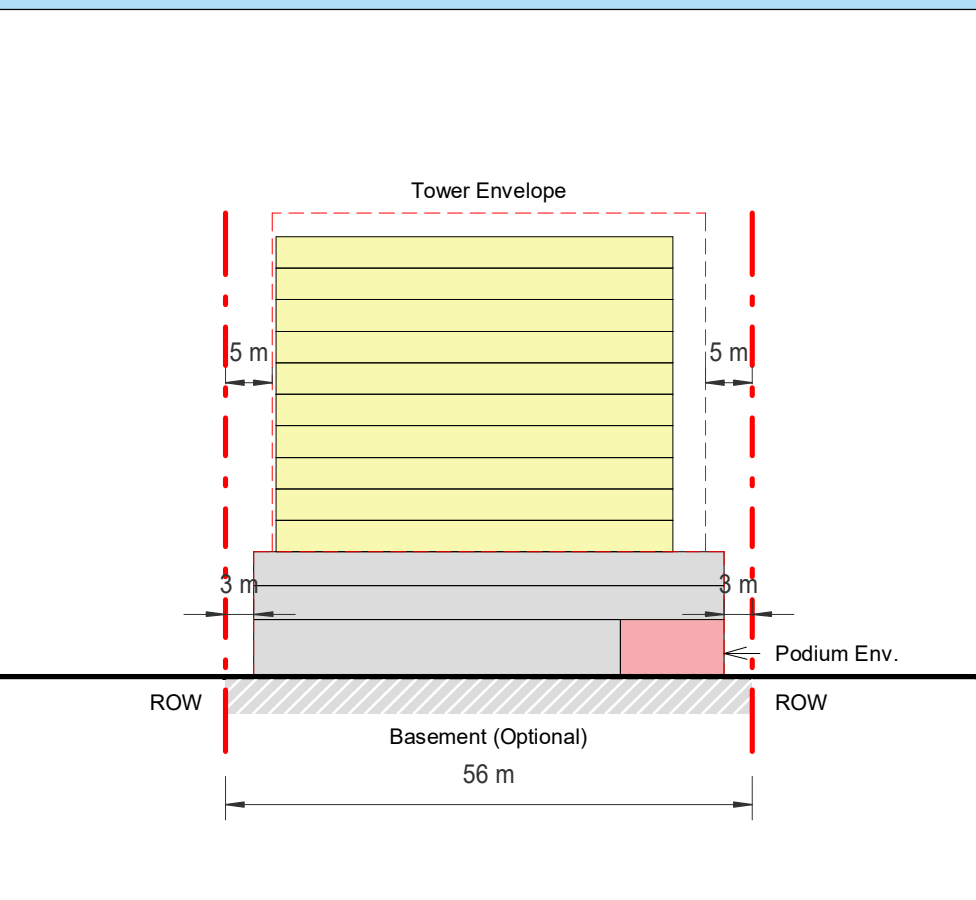
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,383 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,699 m <sup>2</sup>
- 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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

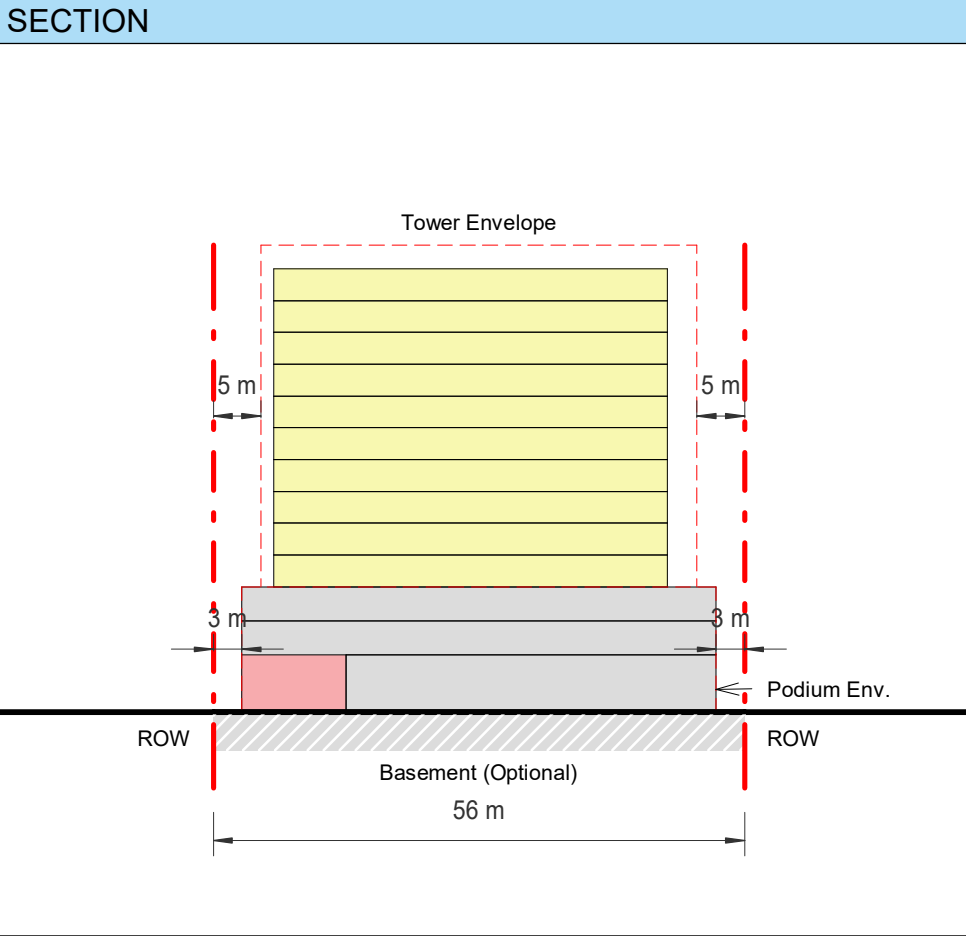
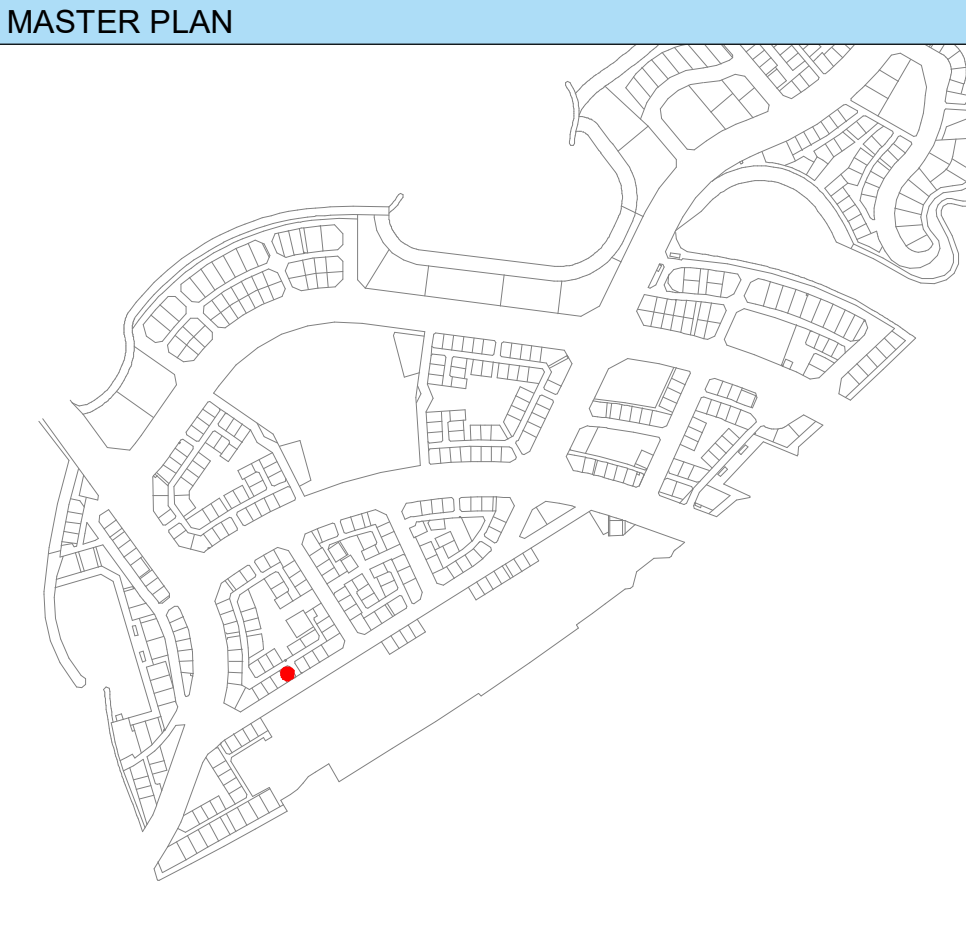
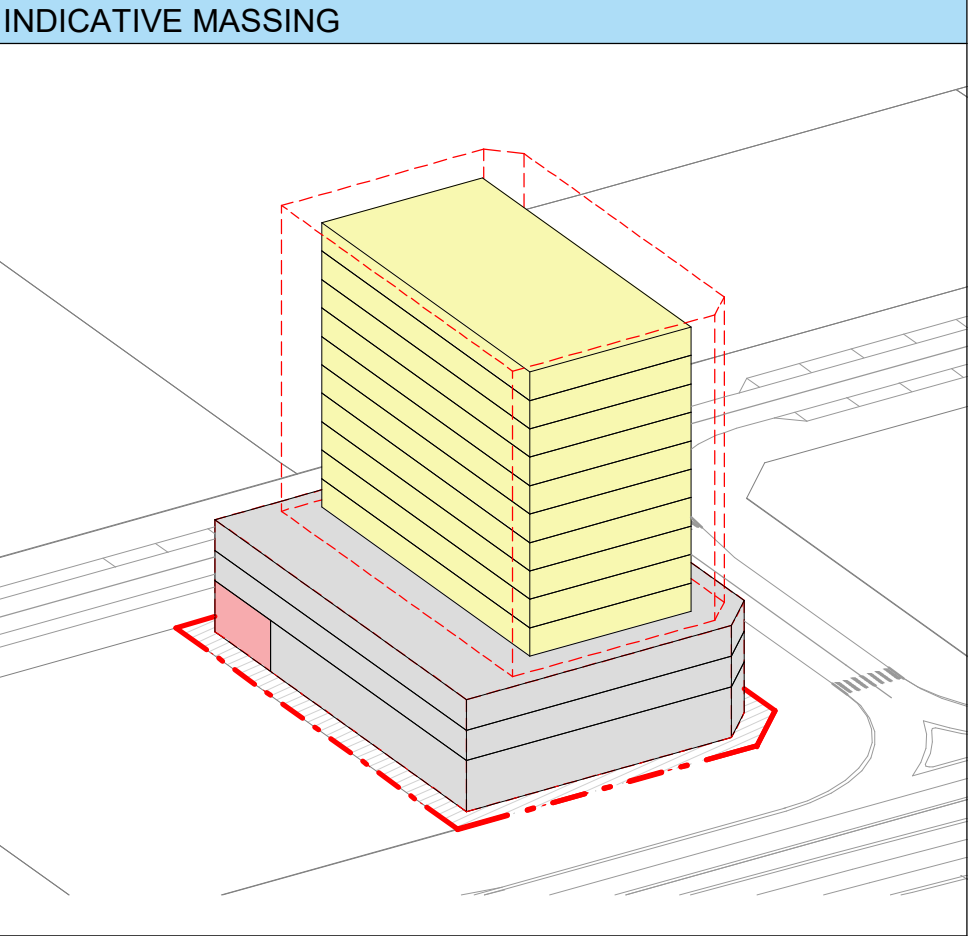
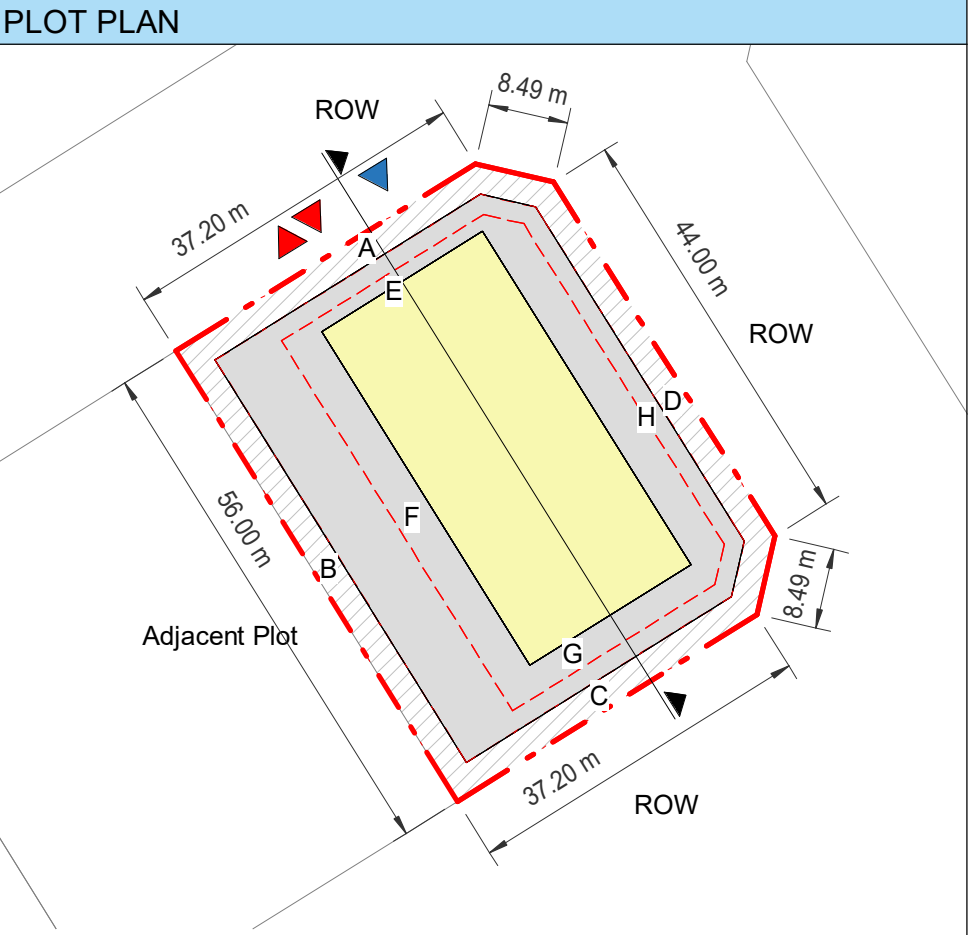
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0121

MIXED USE (Residential, Retail)



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,372 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,658 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

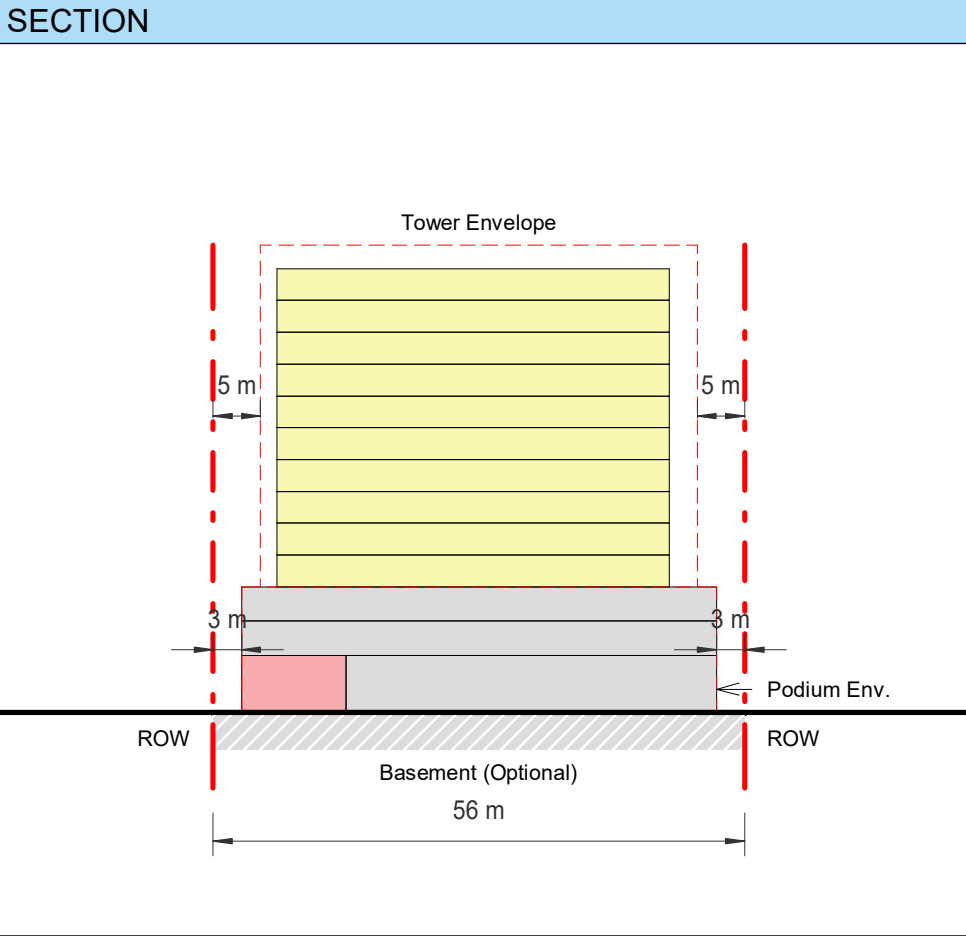
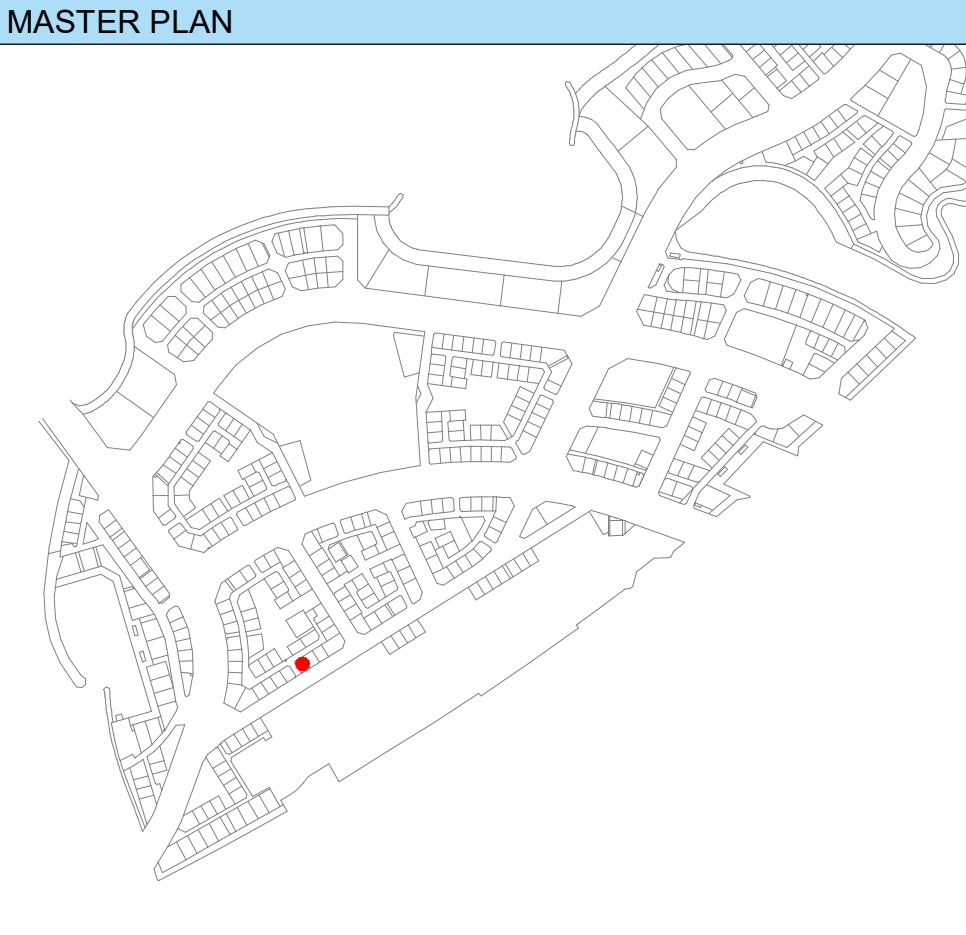
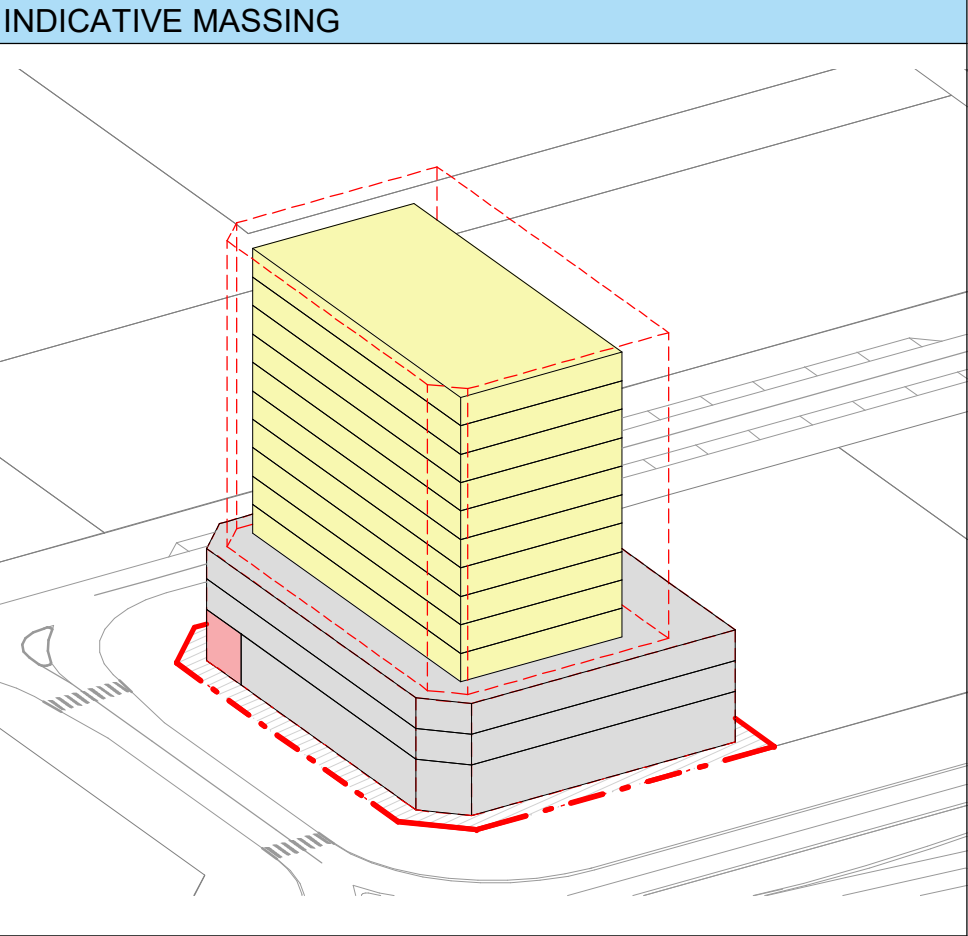
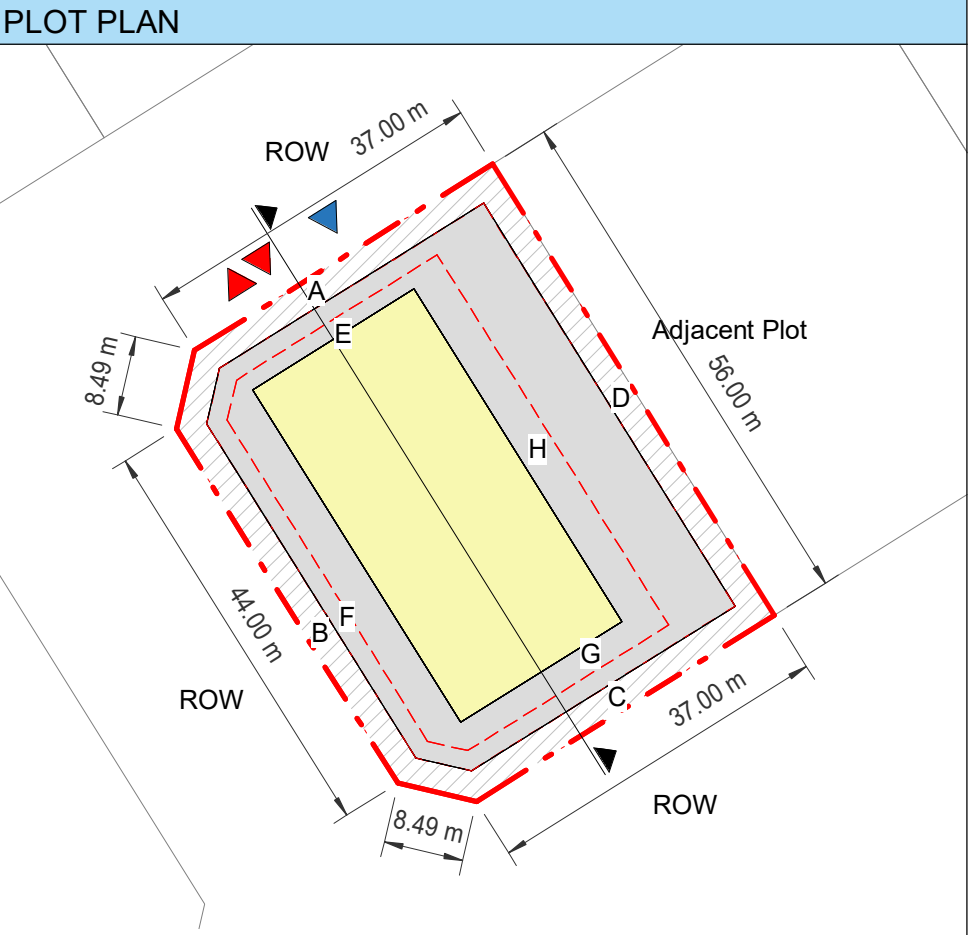
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0122

MIXED USE (Residential, Retail)



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,400 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>               |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

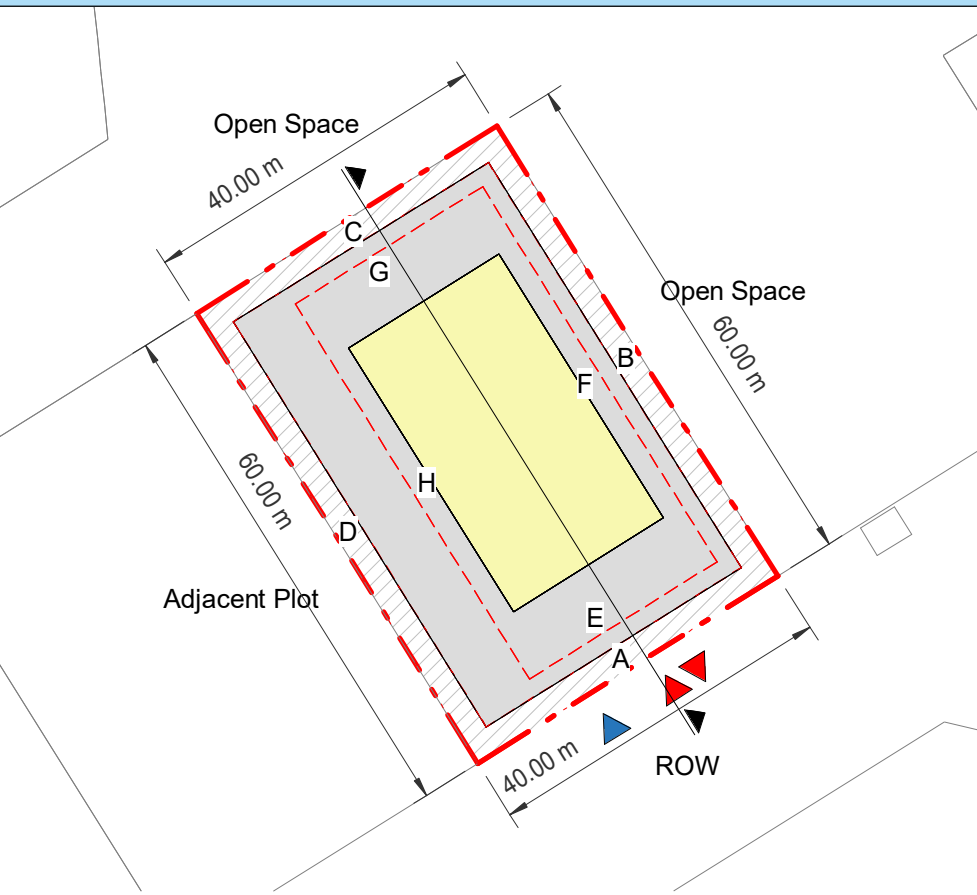
**Notes:**

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

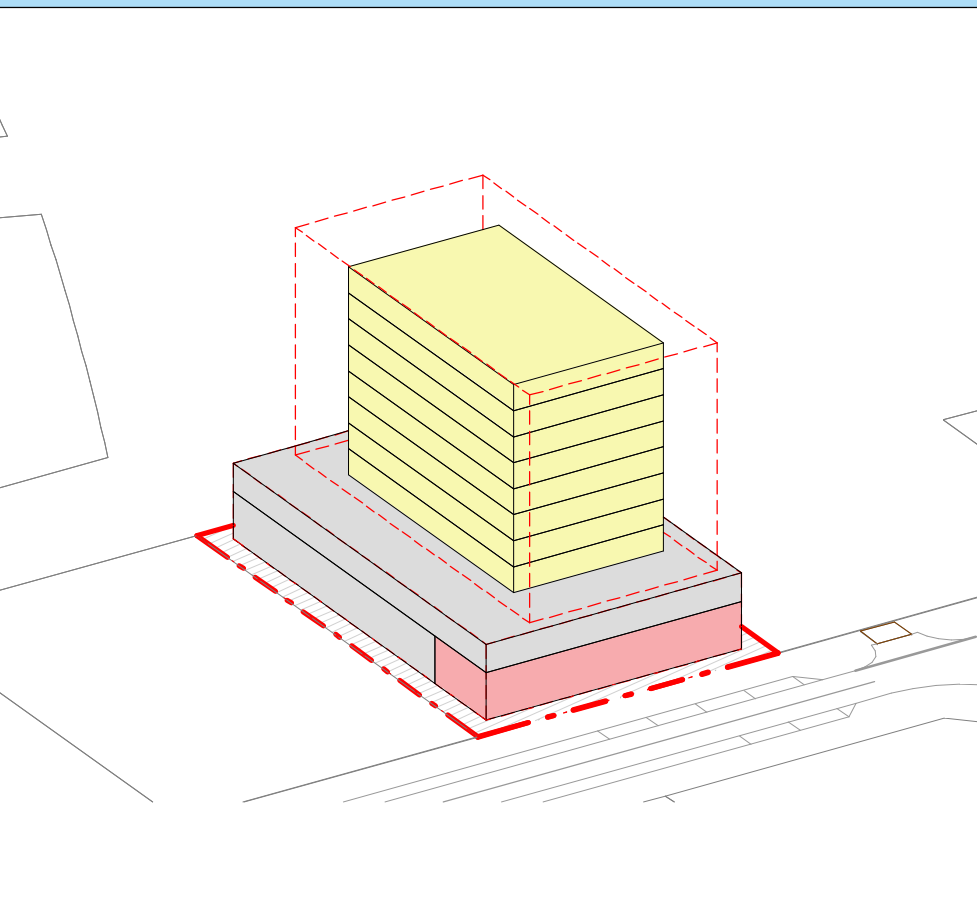
DIA-MU-0165

MIXED USE (Residential, Retail)

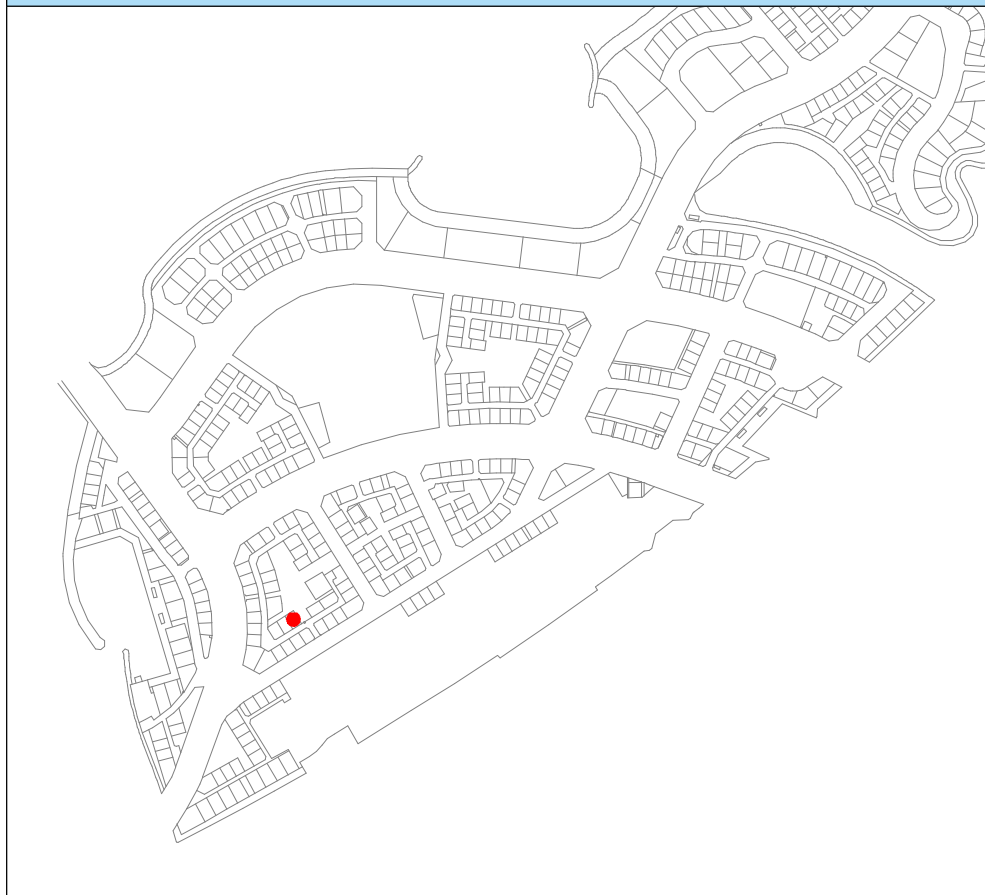
## PLOT PLAN



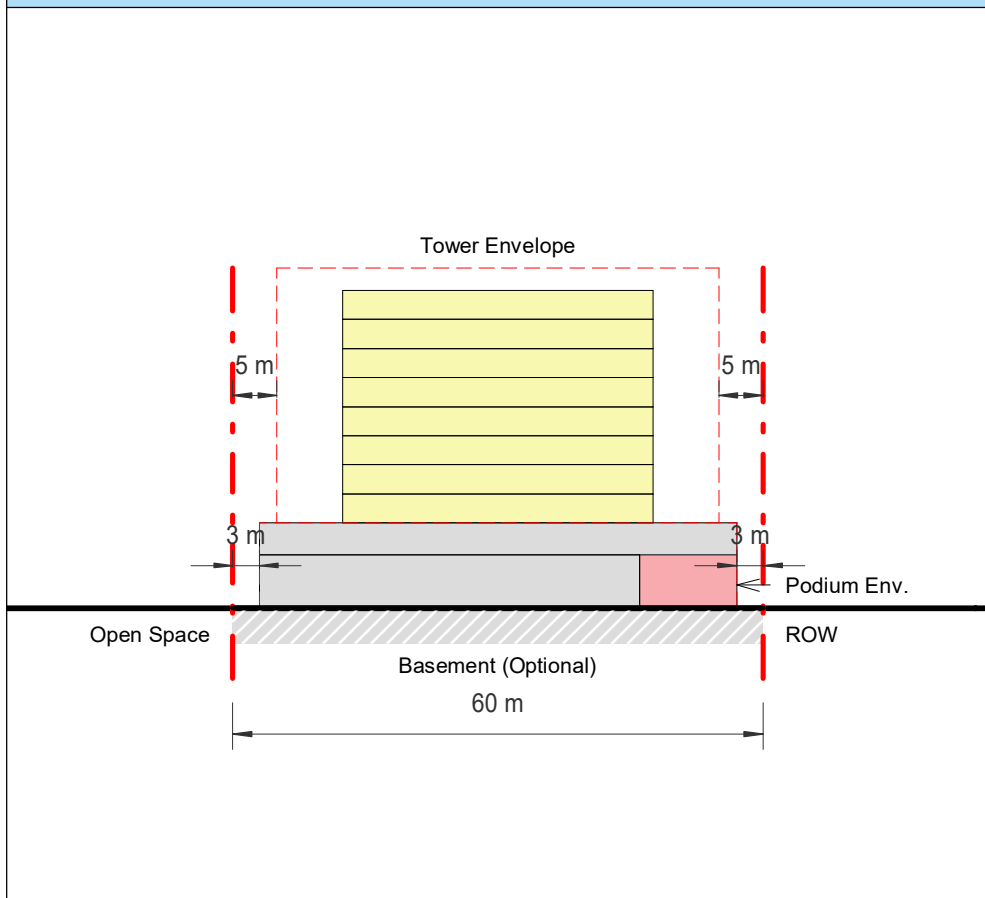
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,400 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

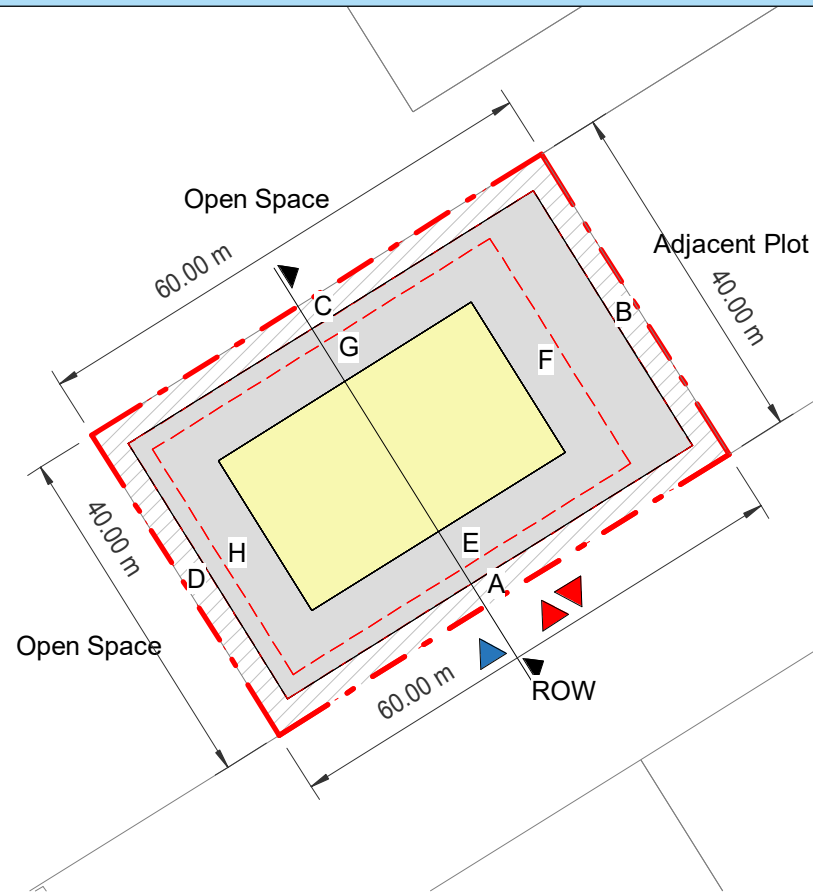
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

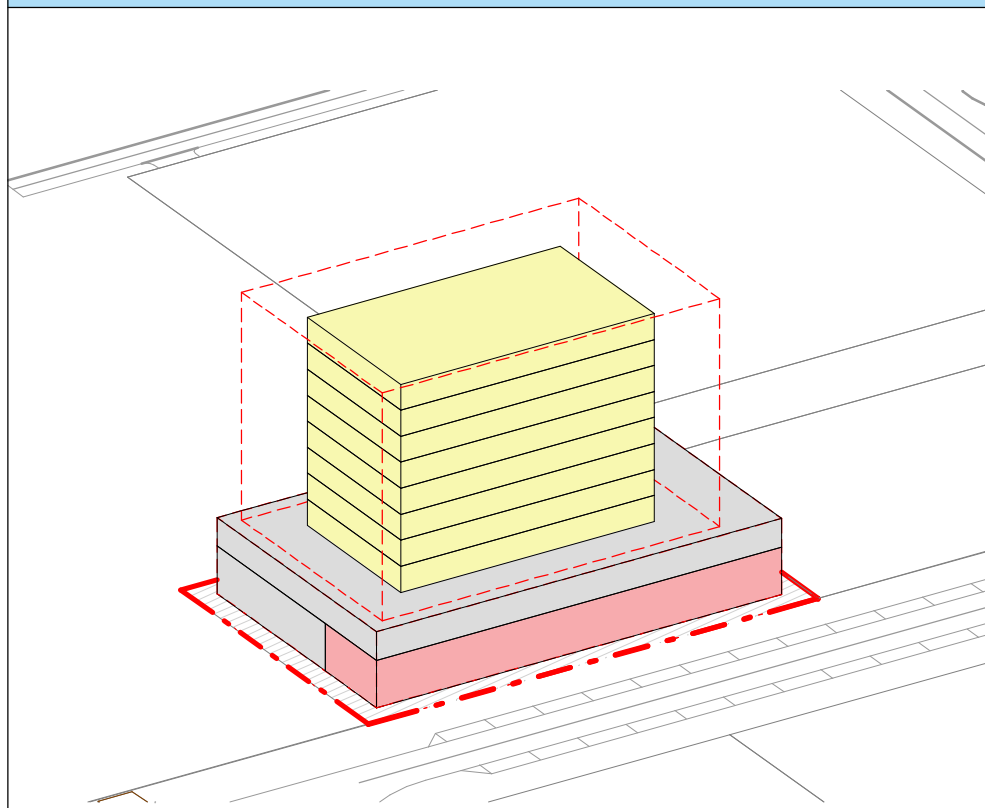
DIA-MU-0166

MIXED USE (Residential, Retail)

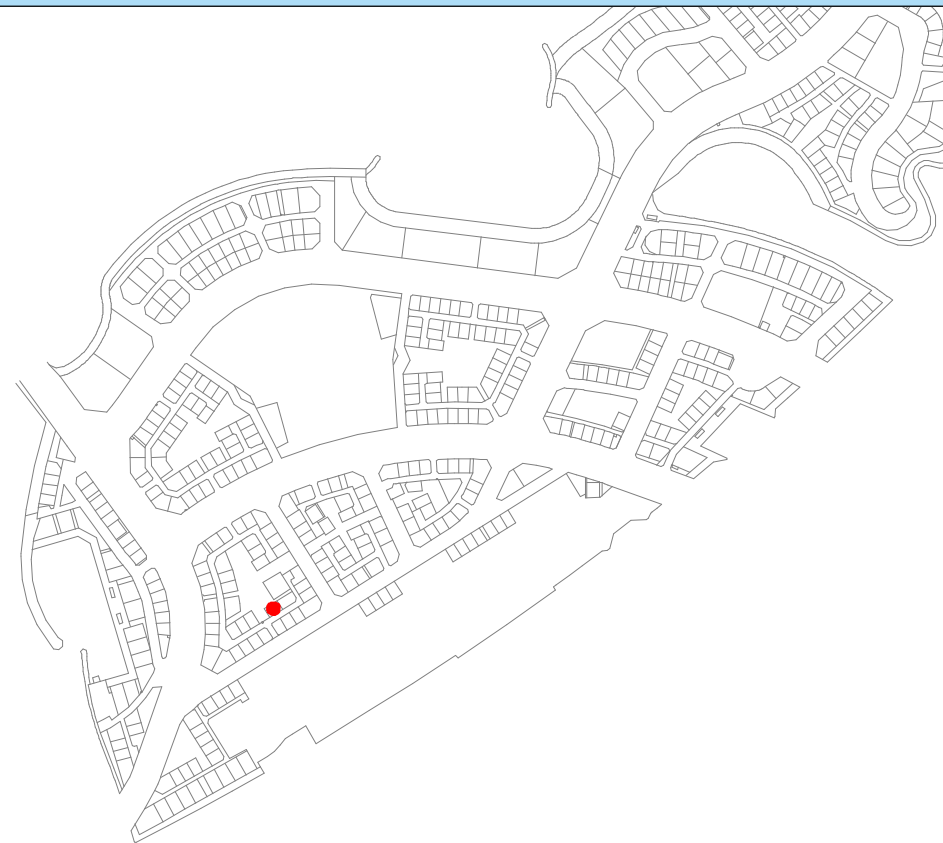
## PLOT PLAN



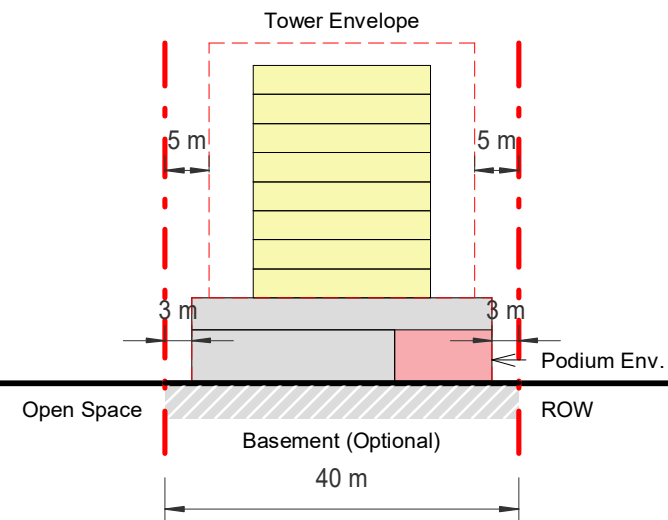
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,428 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	12,511 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

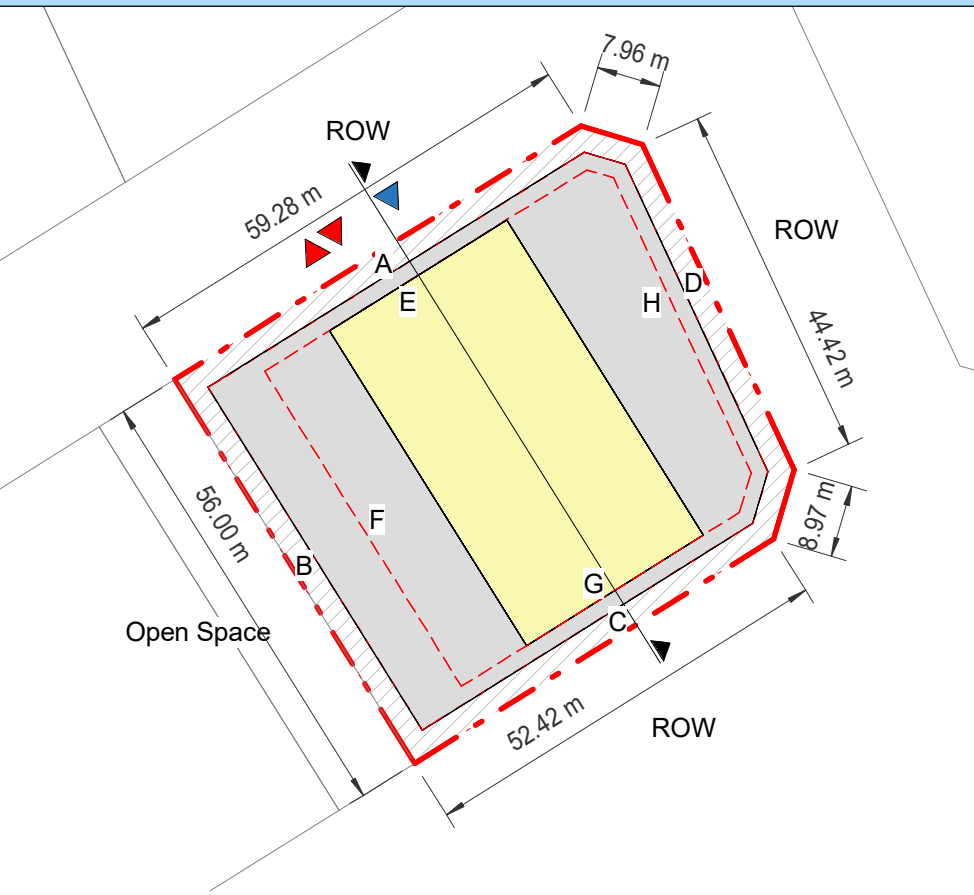
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

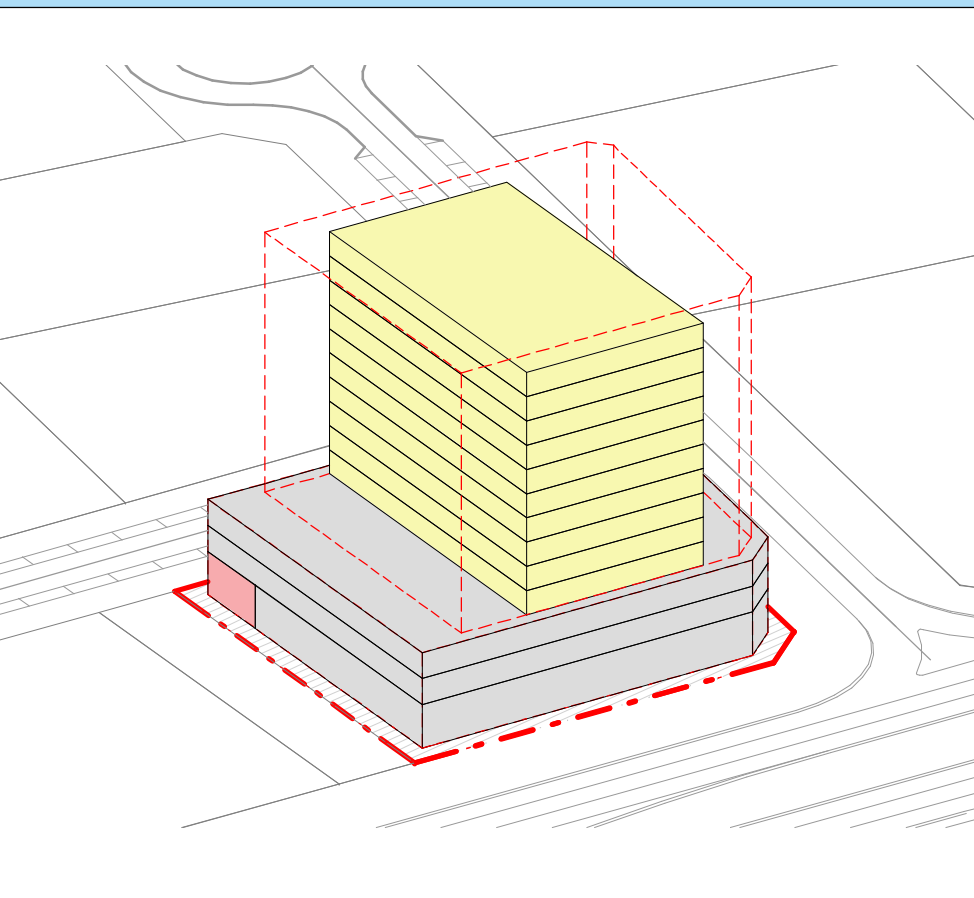
DIA-MU-0171

MIXED USE (Residential, Retail)

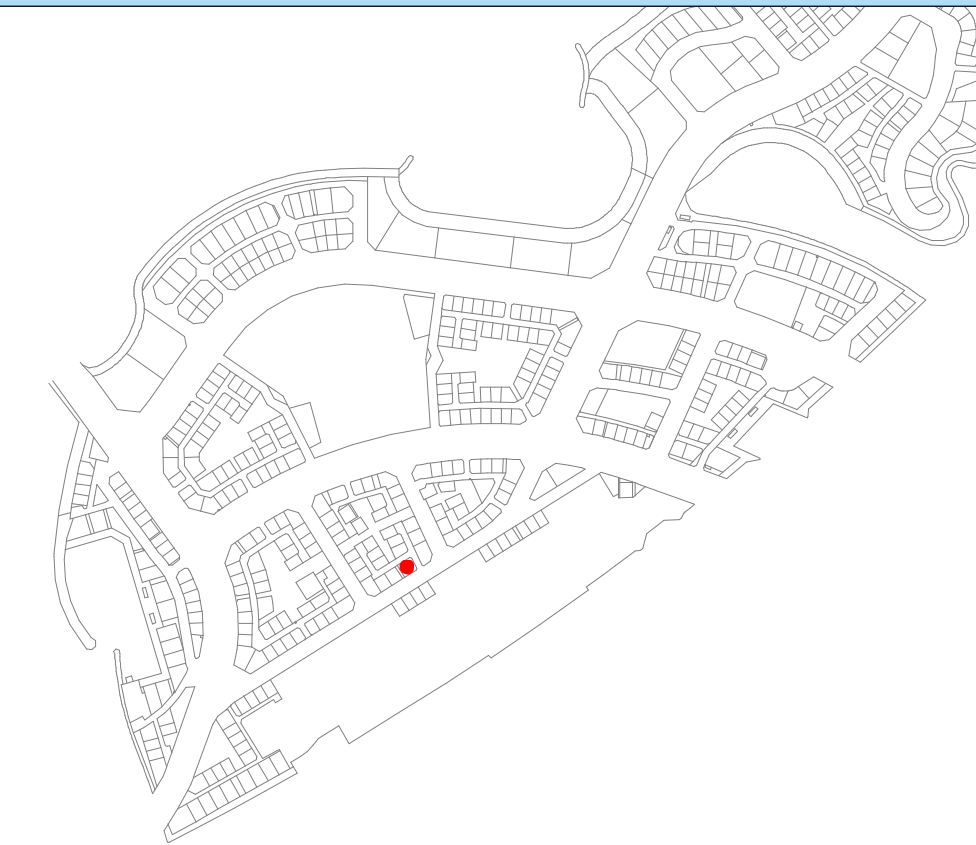
## PLOT PLAN



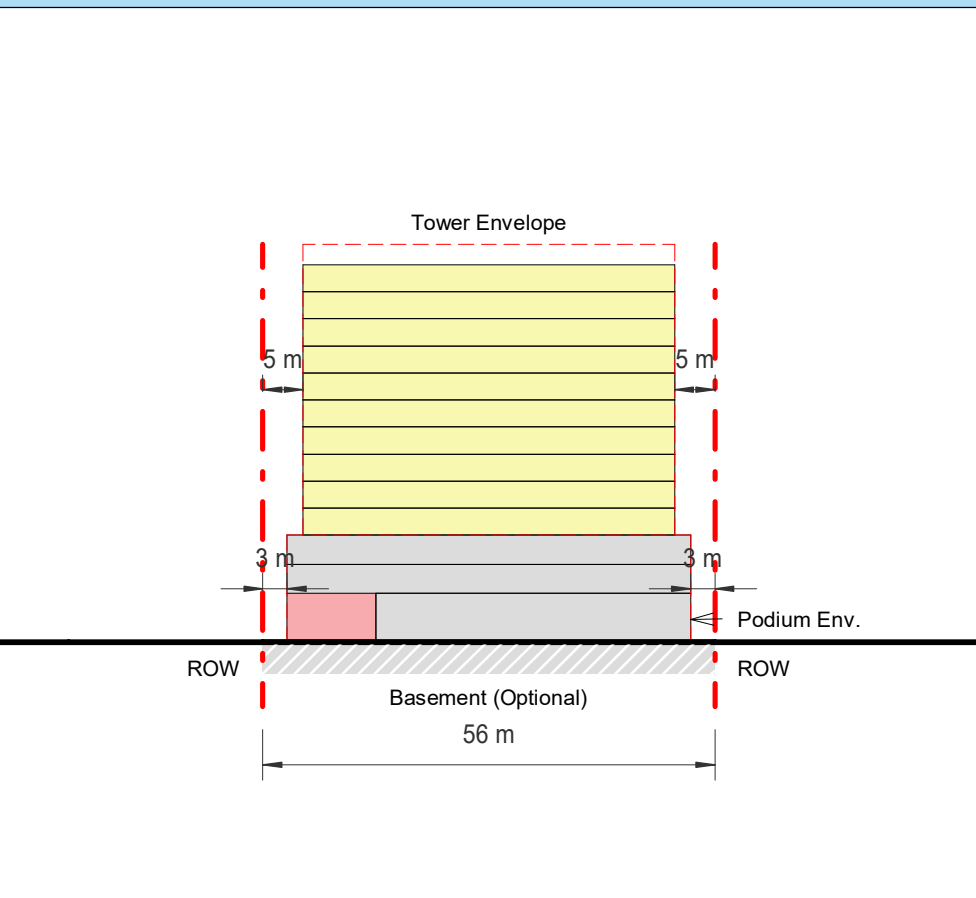
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,737 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	9,991 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

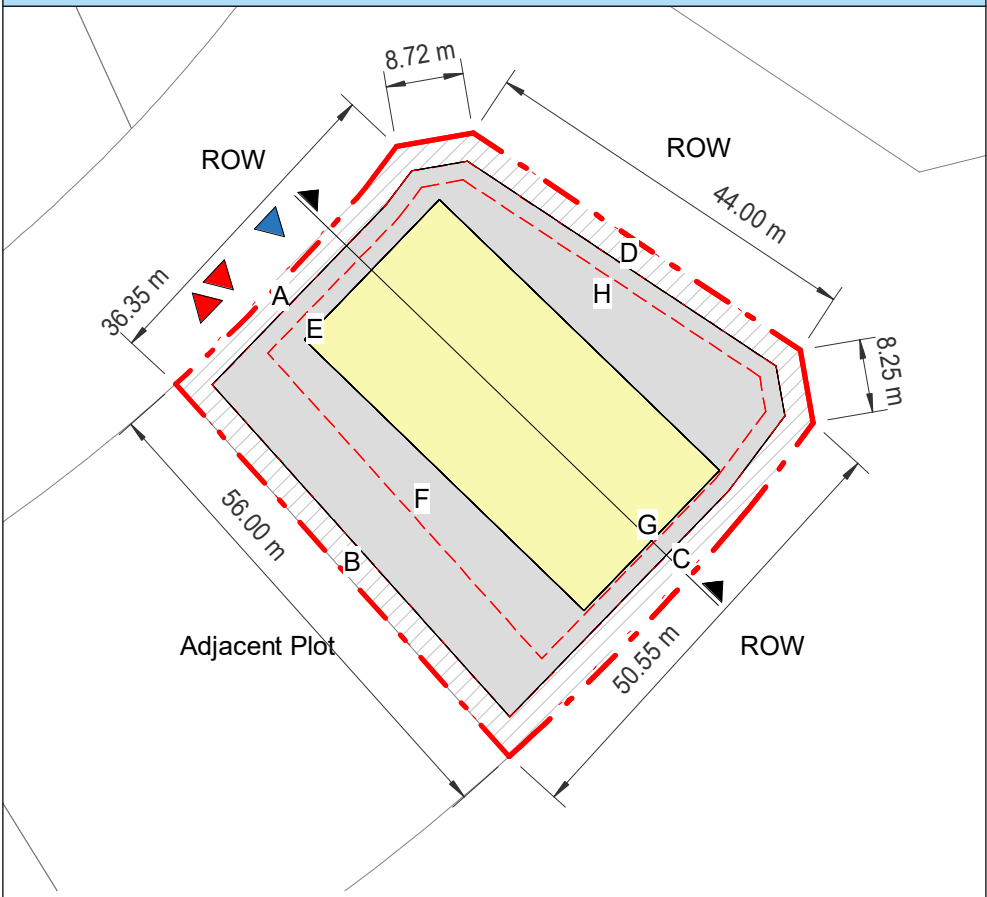
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 area of the building measured on 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.

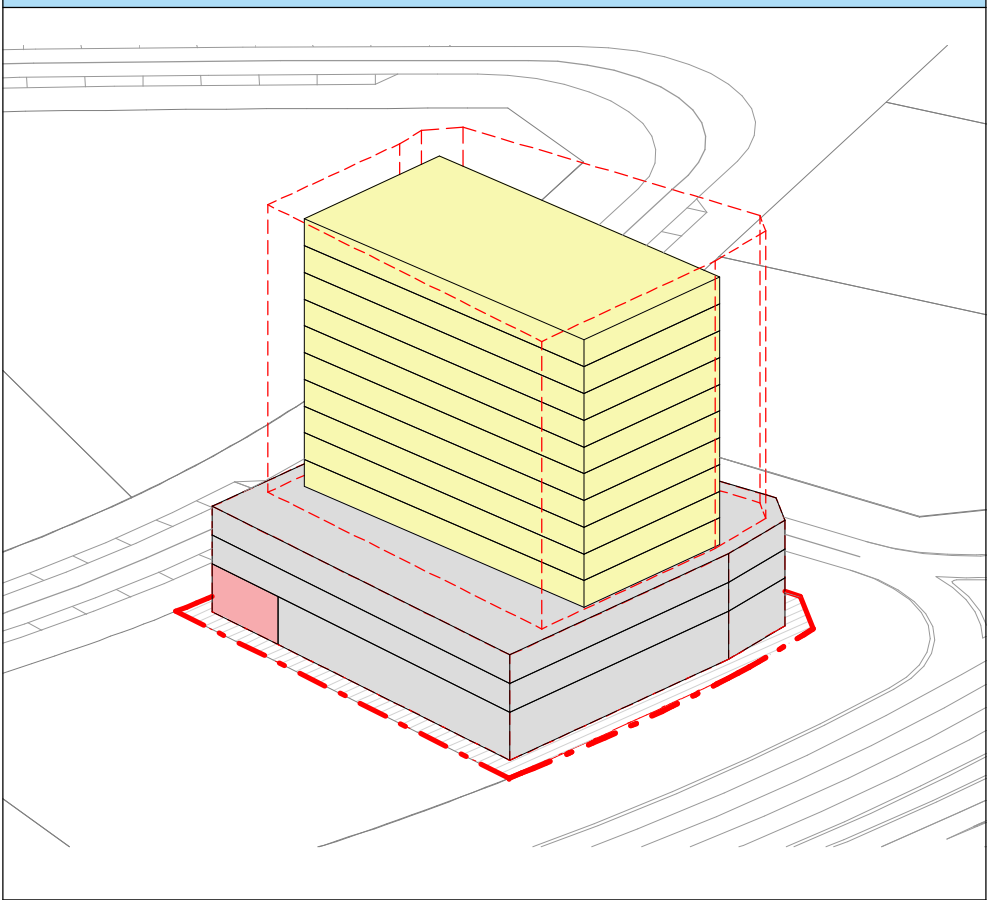
DIA-MU-0224

MIXED USE (Residential, Retail)

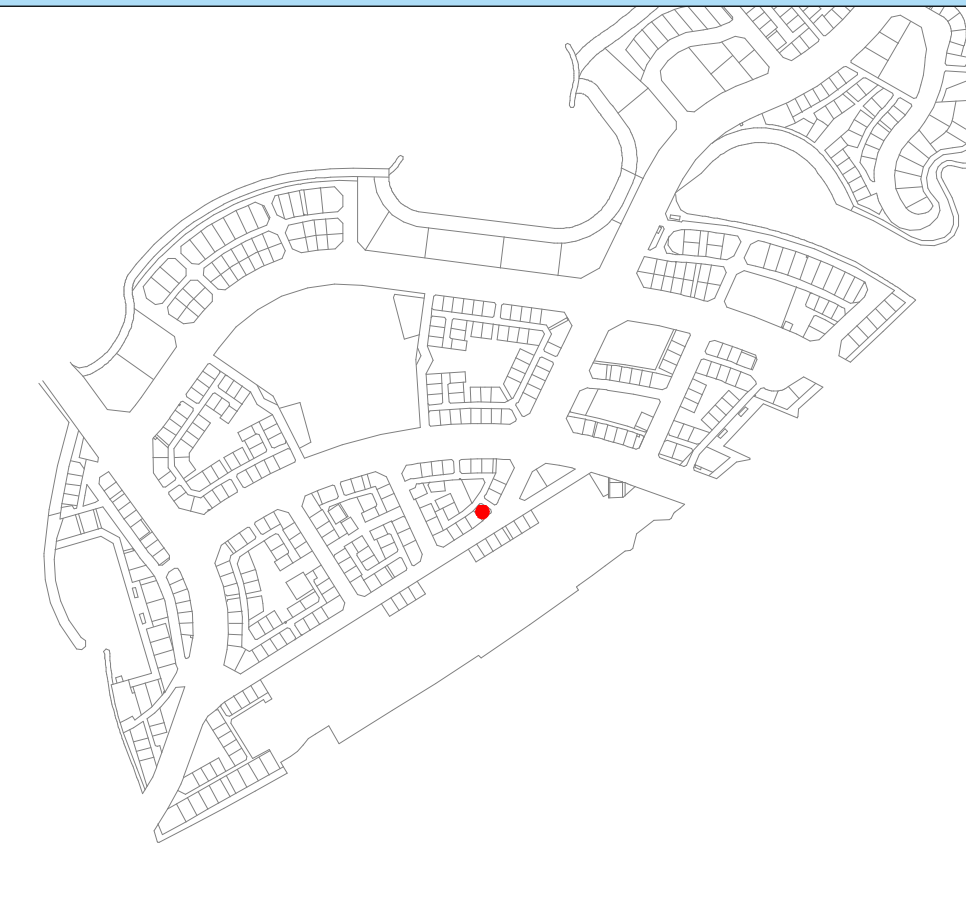
## PLOT PLAN



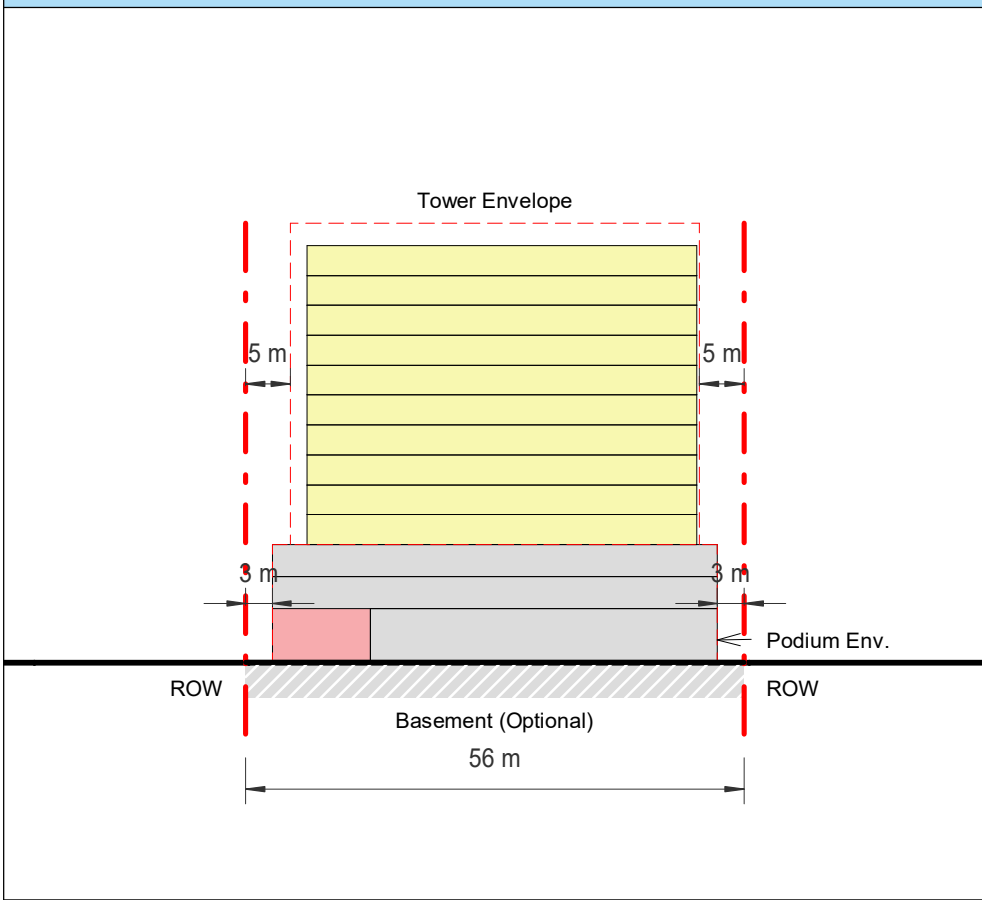
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



## Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,535 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	9,253 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

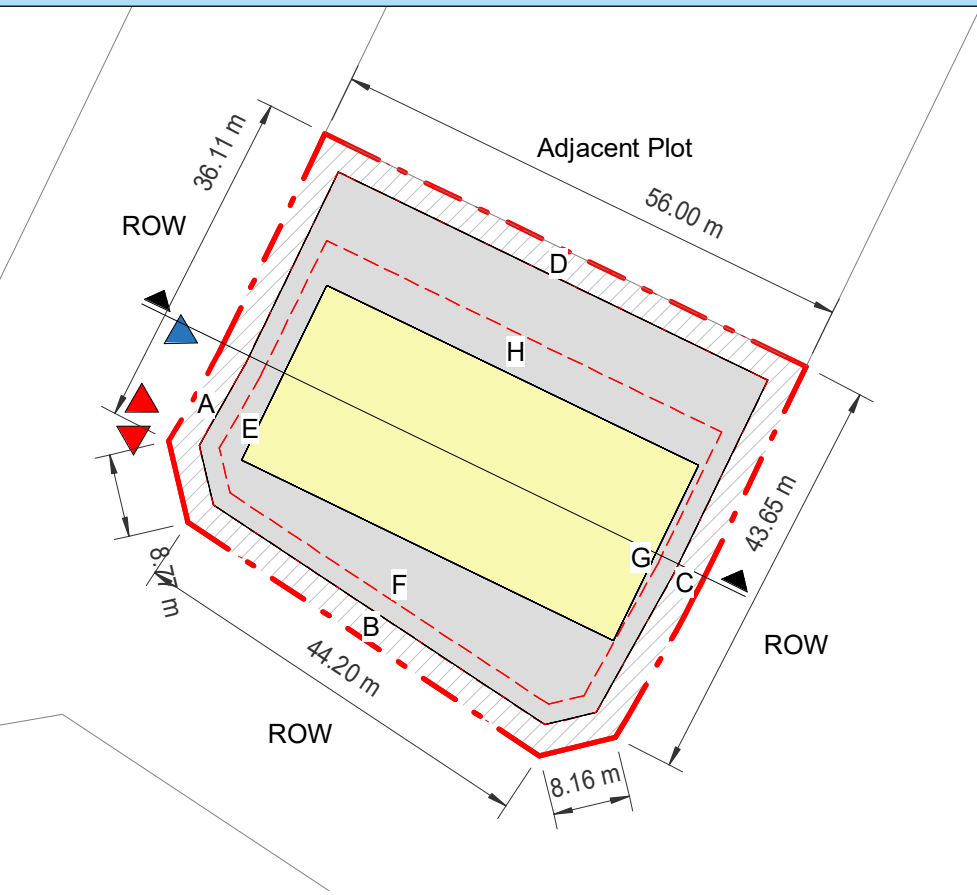
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

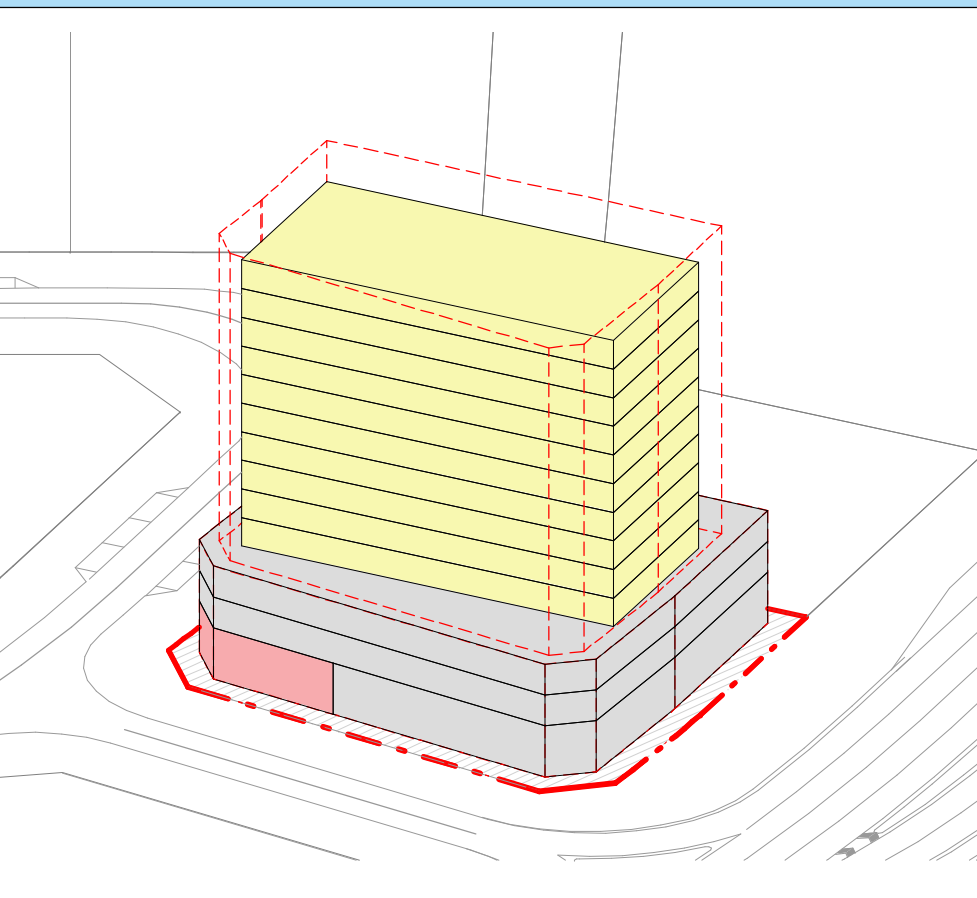
DIA-MU-0225

MIXED USE (Residential, Retail)

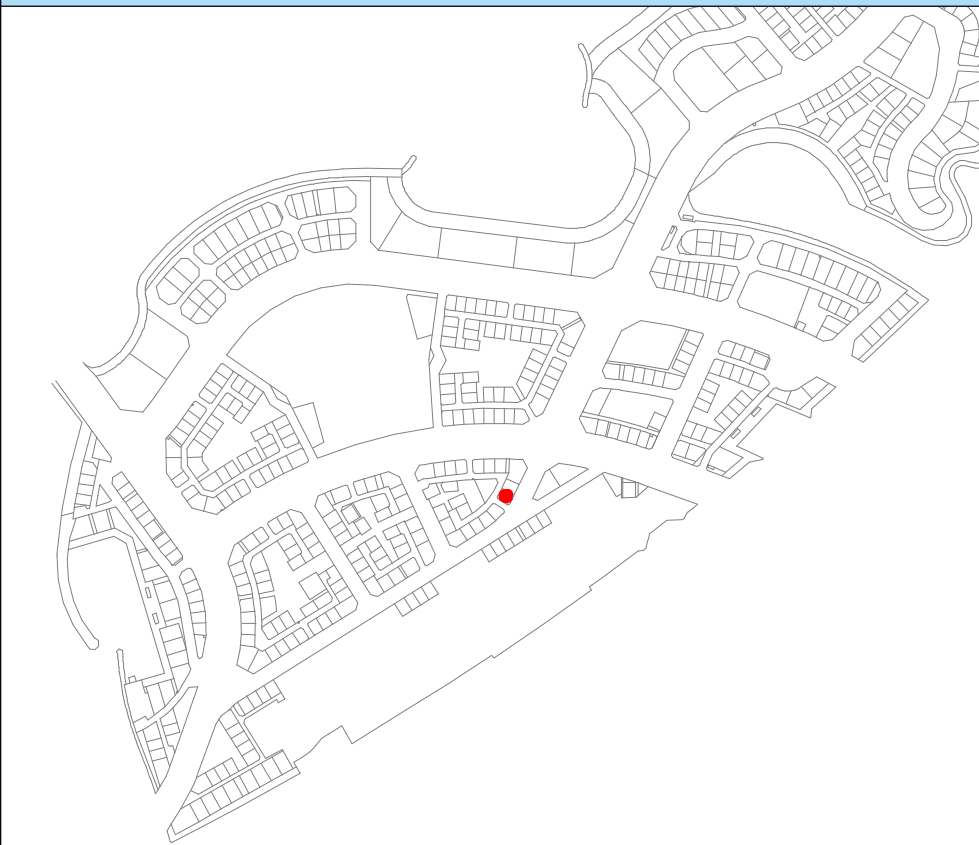
## PLOT PLAN



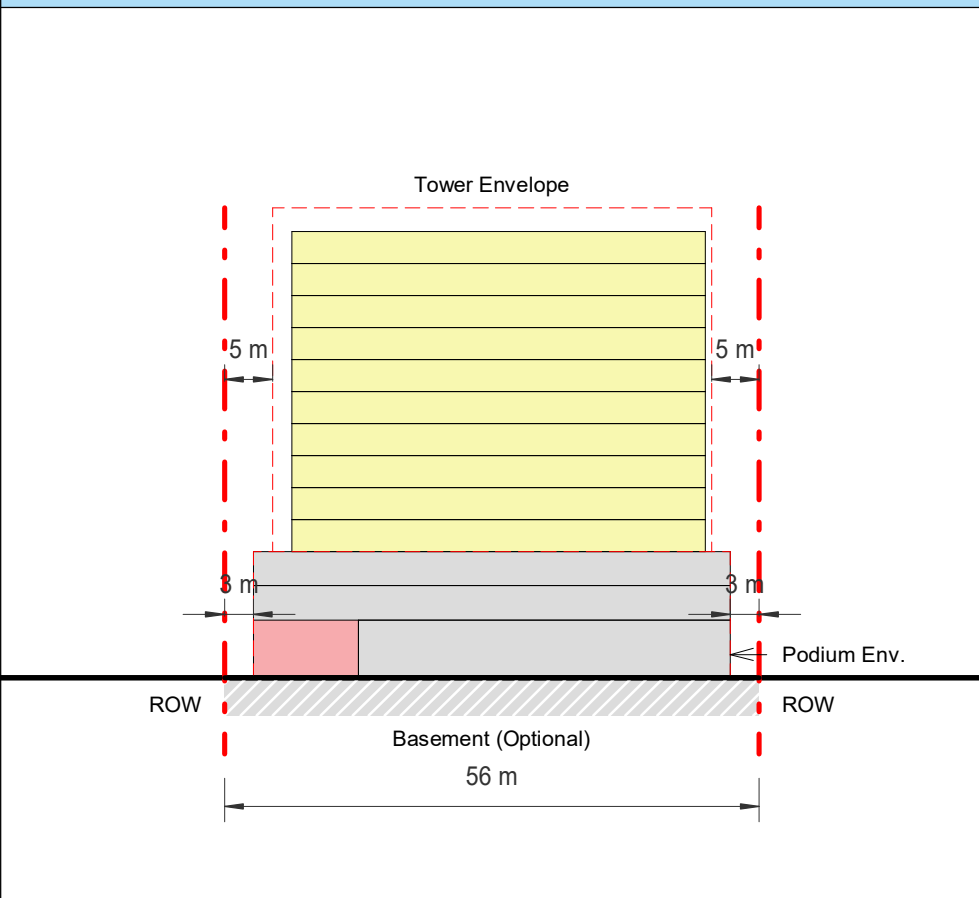
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	4,507 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	16,449 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

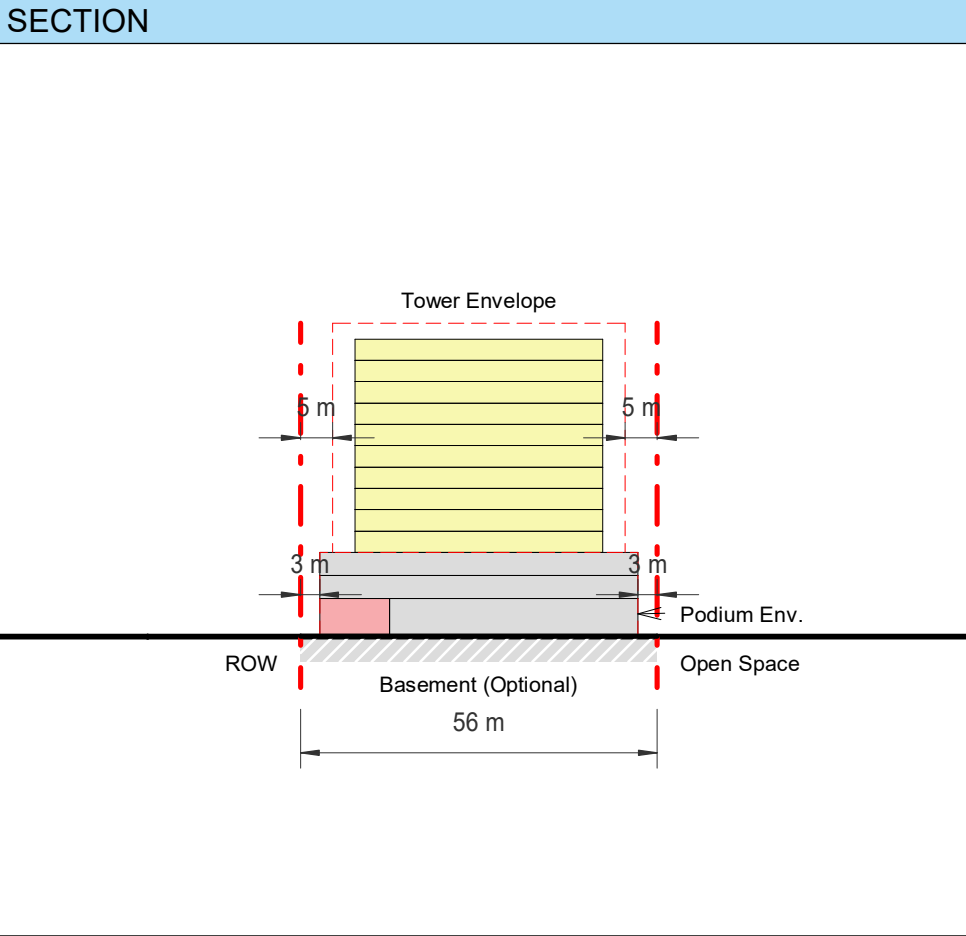
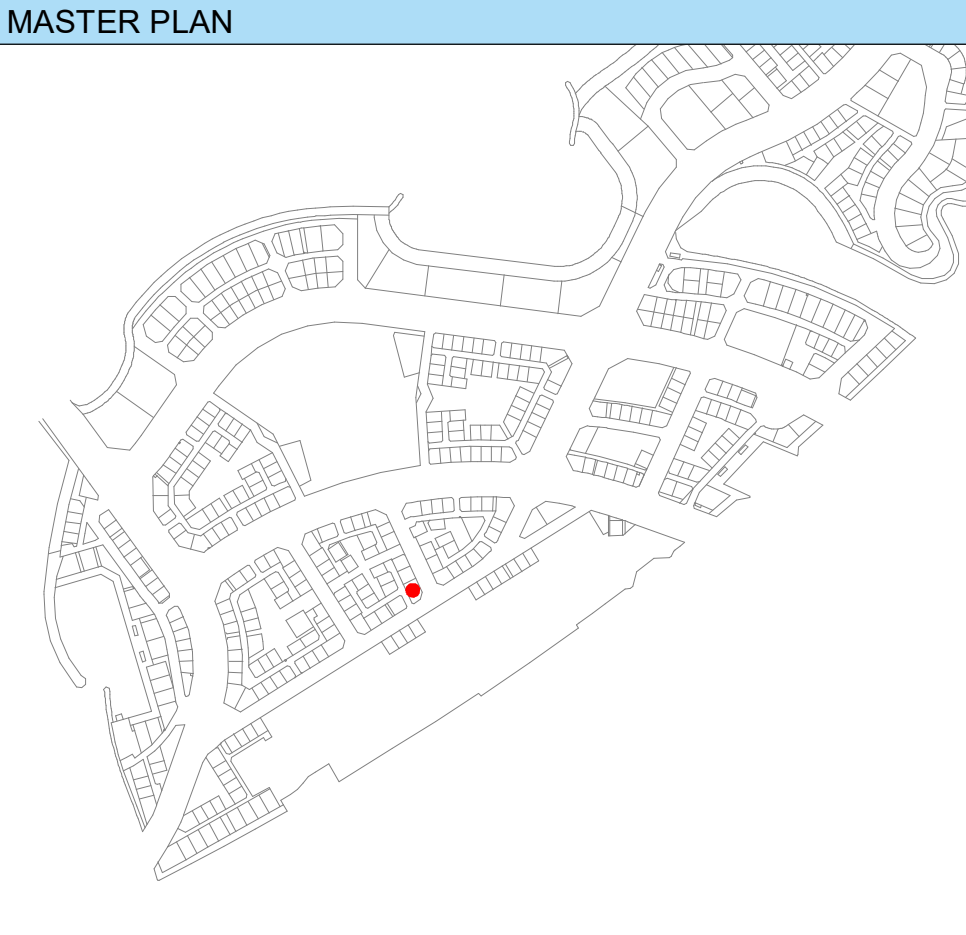
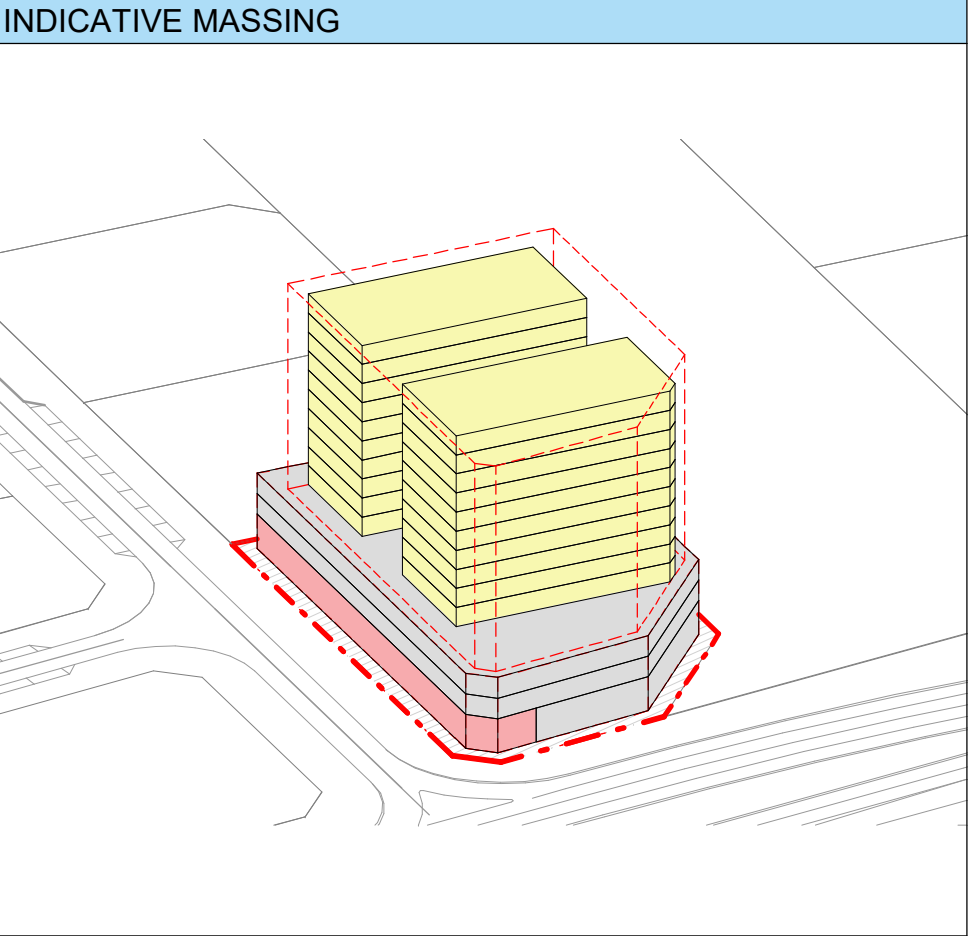
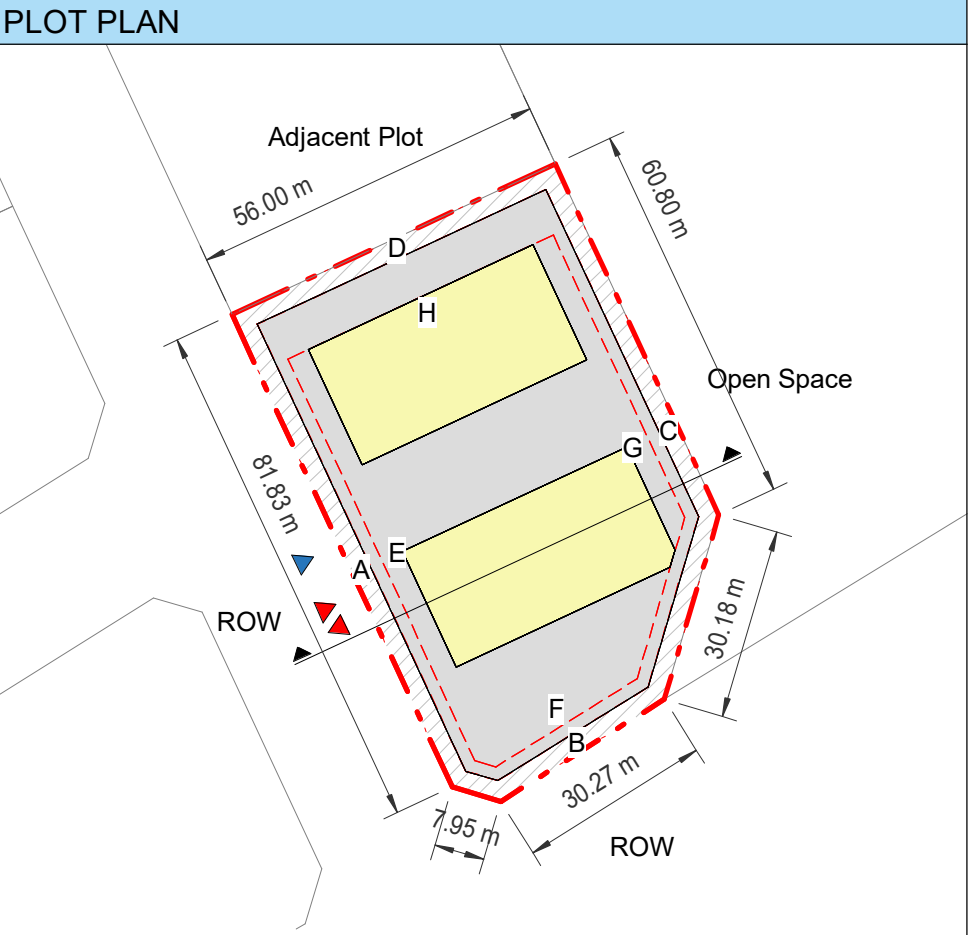
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0236

MIXED USE (Residential, Retail)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	4,798 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	17,511 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+14









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

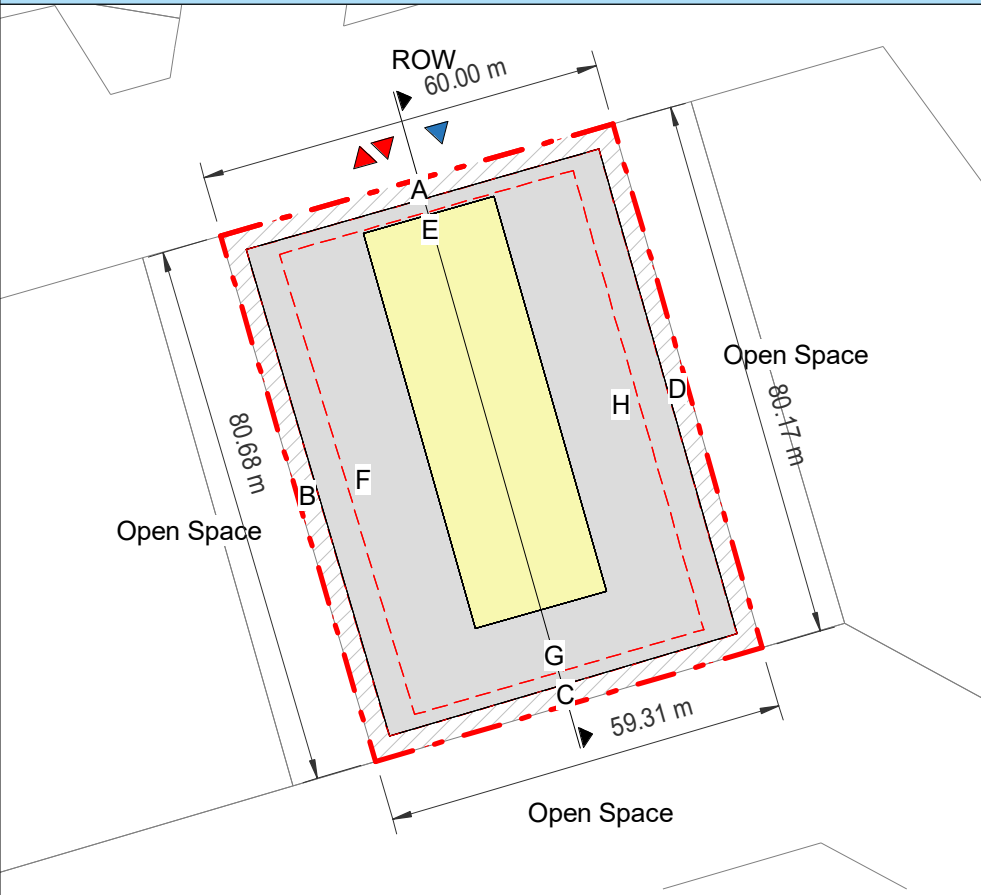
Notes:

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

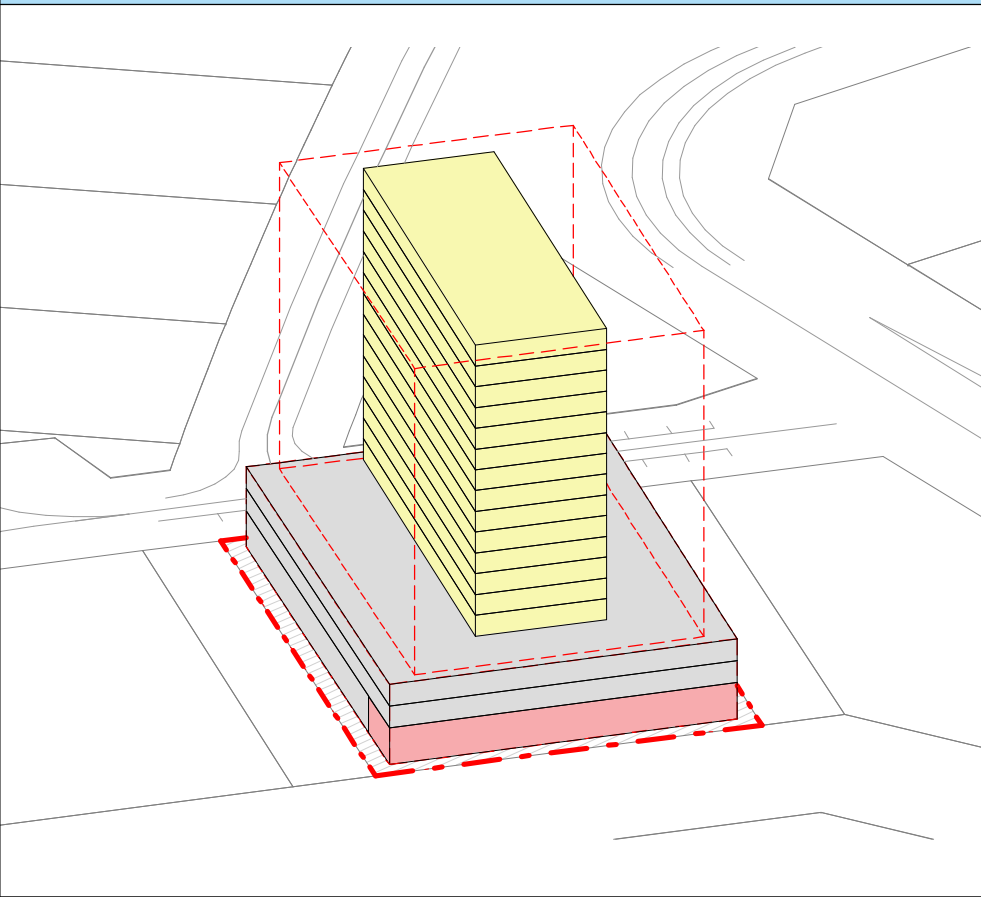
DIA-MU-0290

MIXED USE (Residential, Retail)

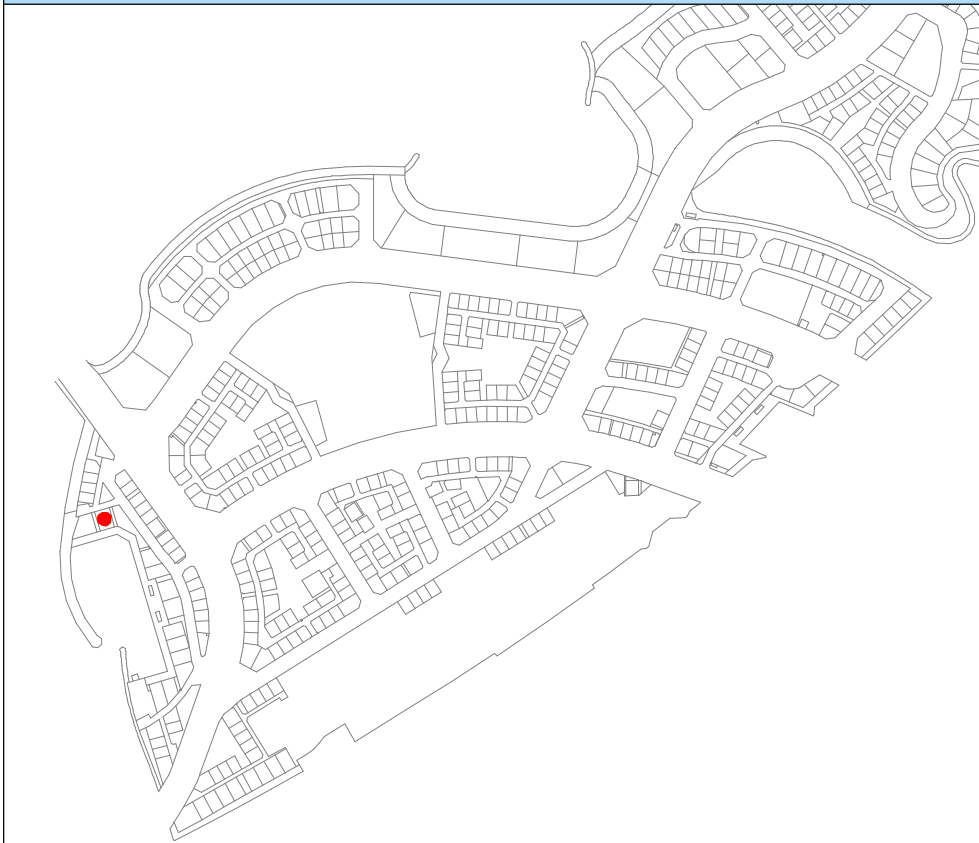
## PLOT PLAN



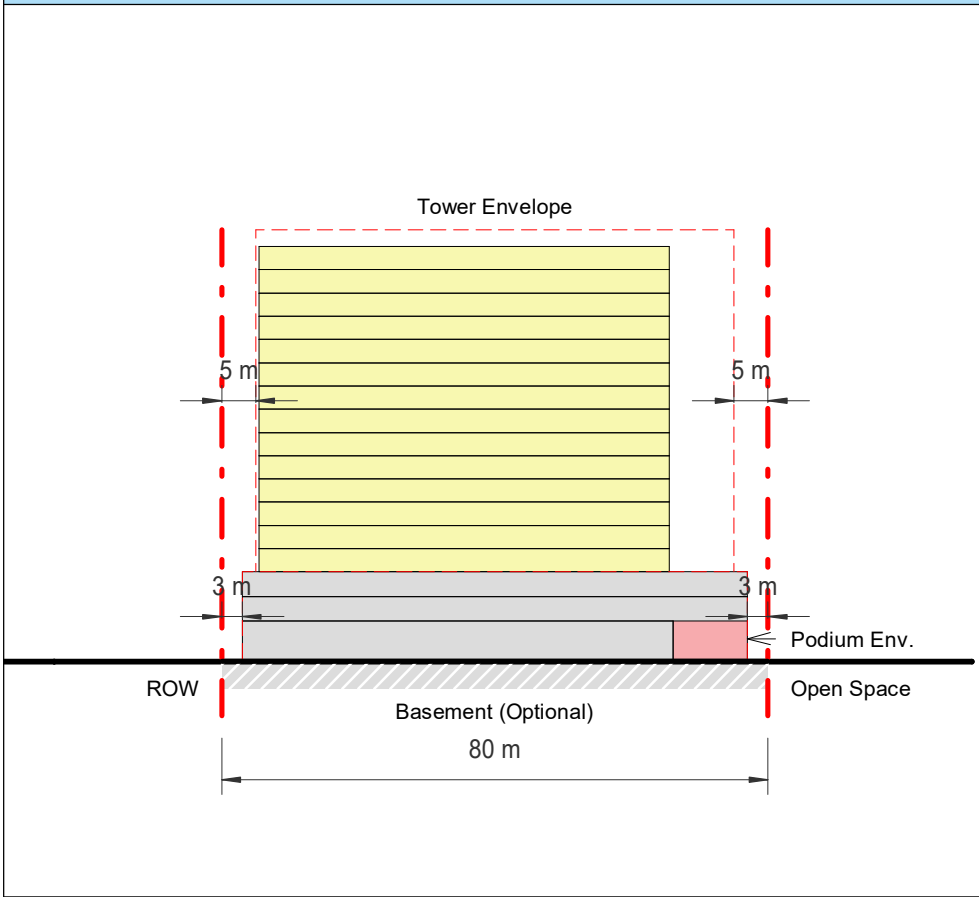
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,431 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,873 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

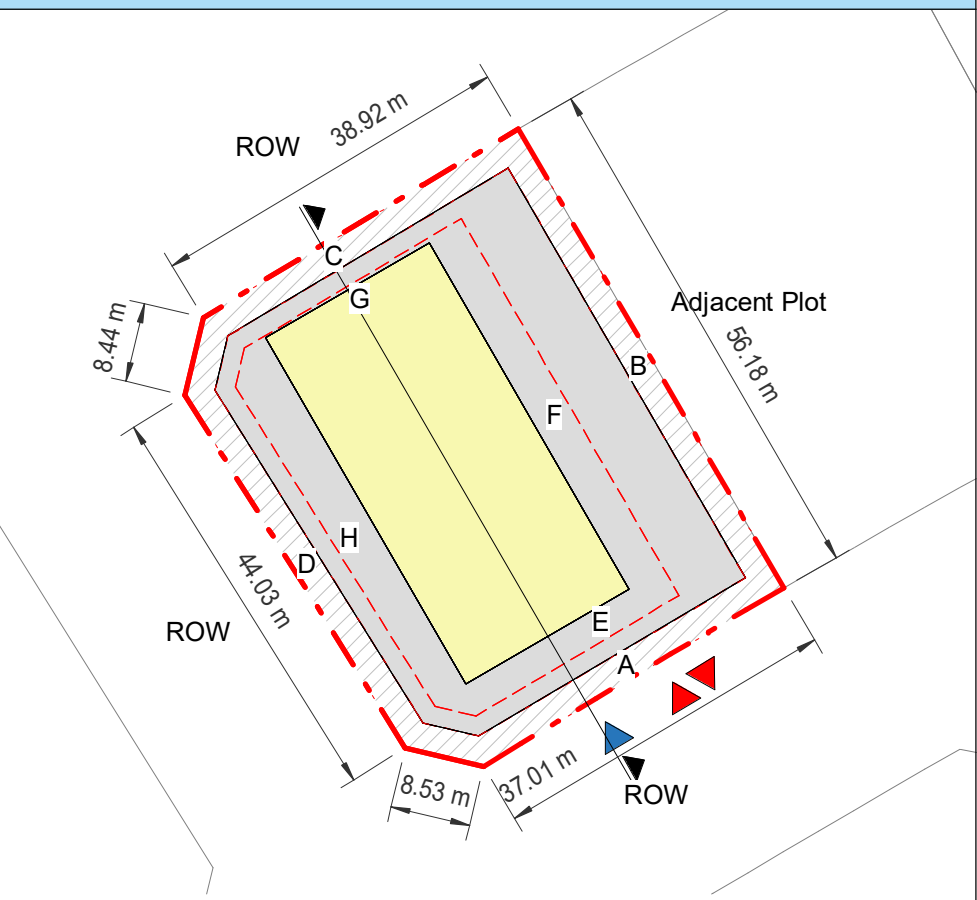
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

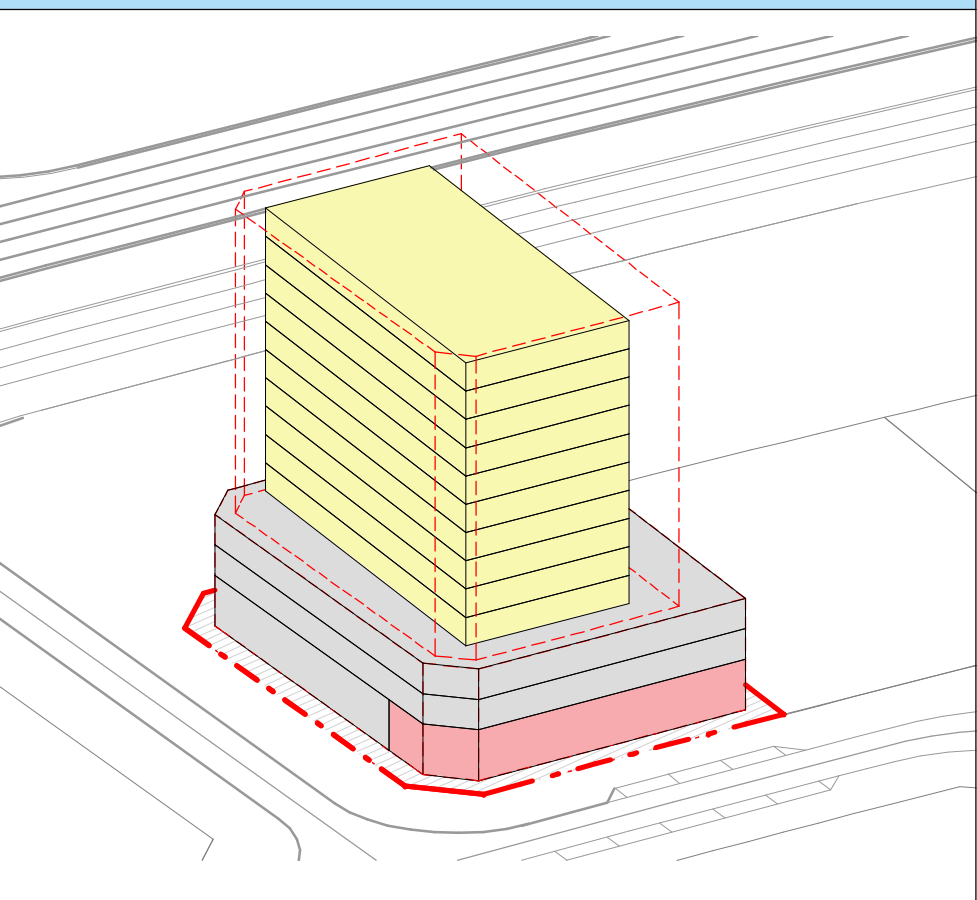
DIA-MU-1108

MIXED USE (Residential, Retail)

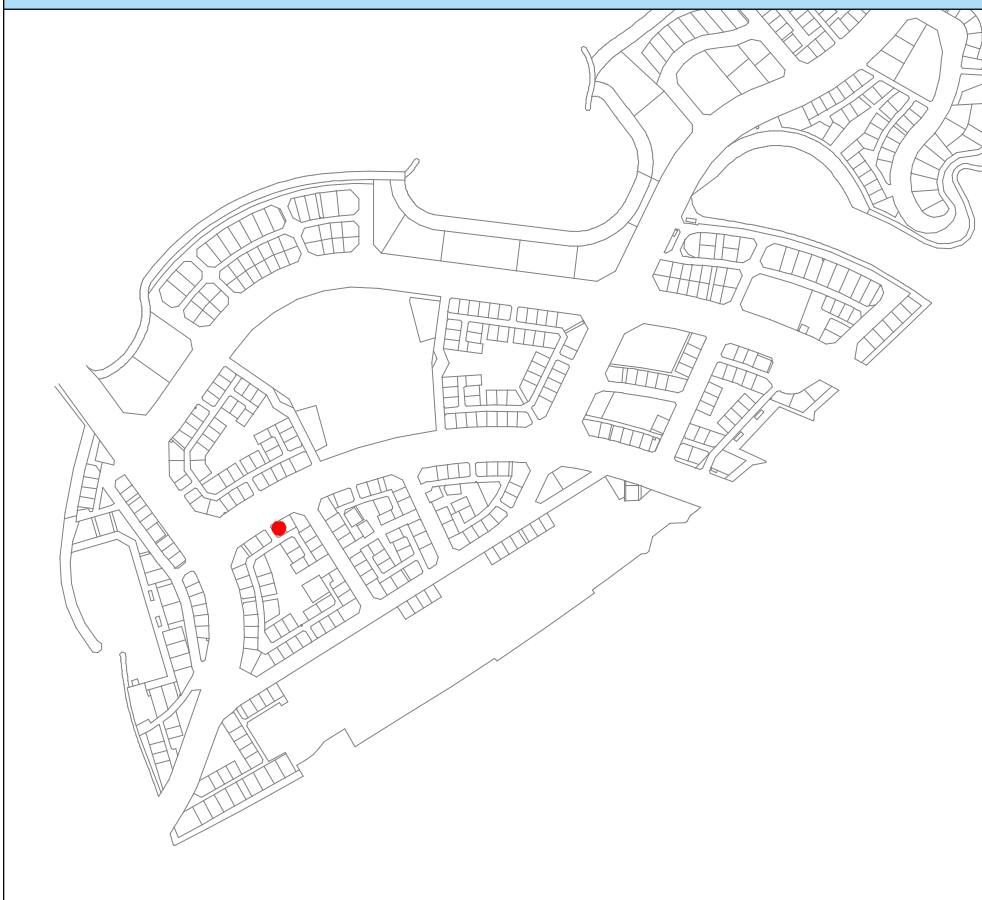
## PLOT PLAN



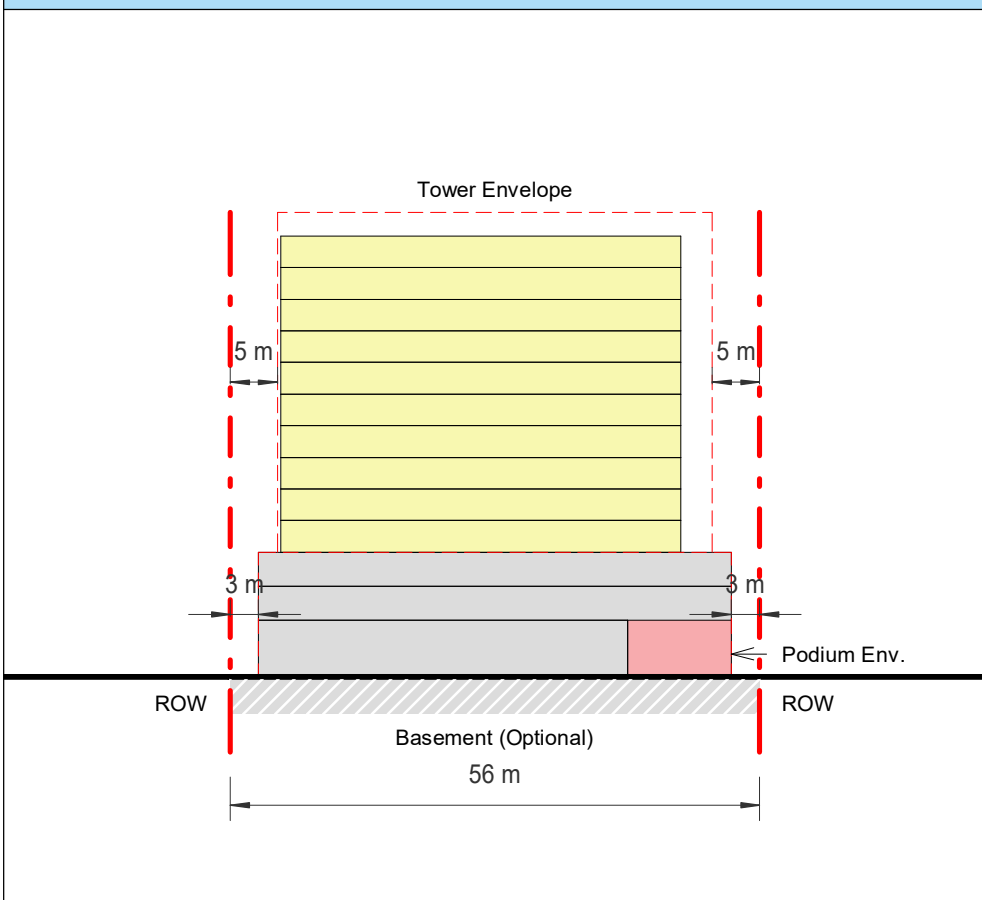
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	4,346 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	15,864 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+14

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = <math>BUA^* \div \text{Minimum Av. Unit Area BUA}^*</math>: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

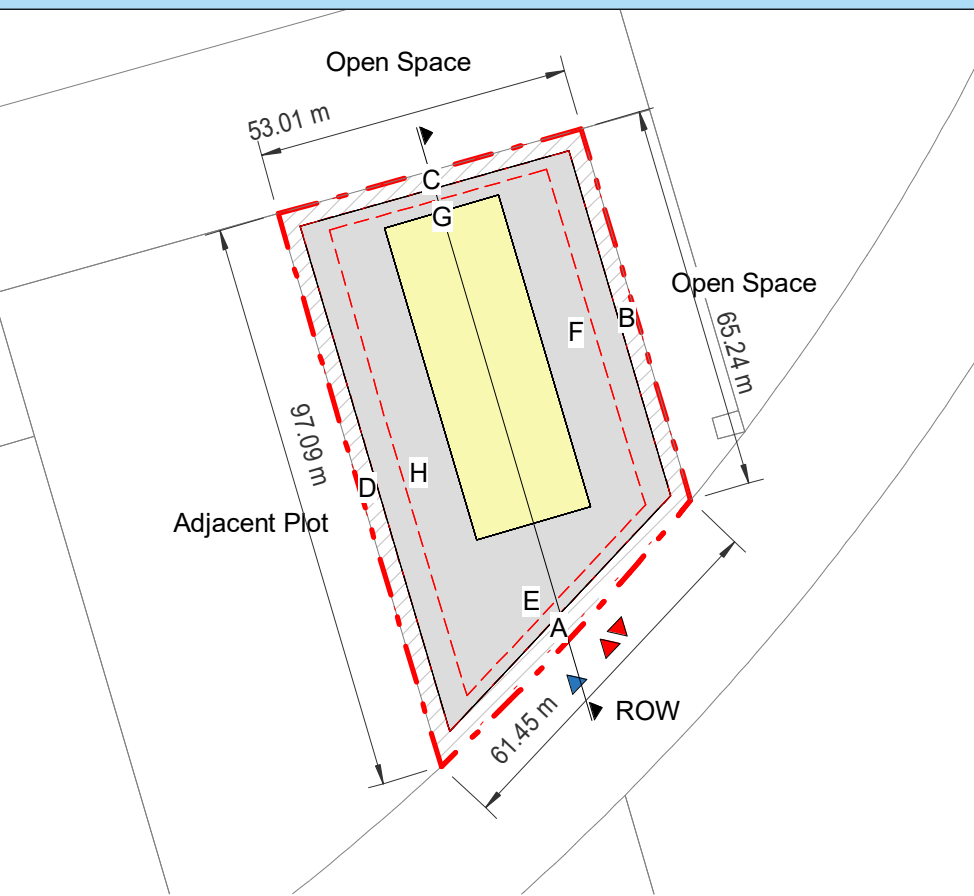
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

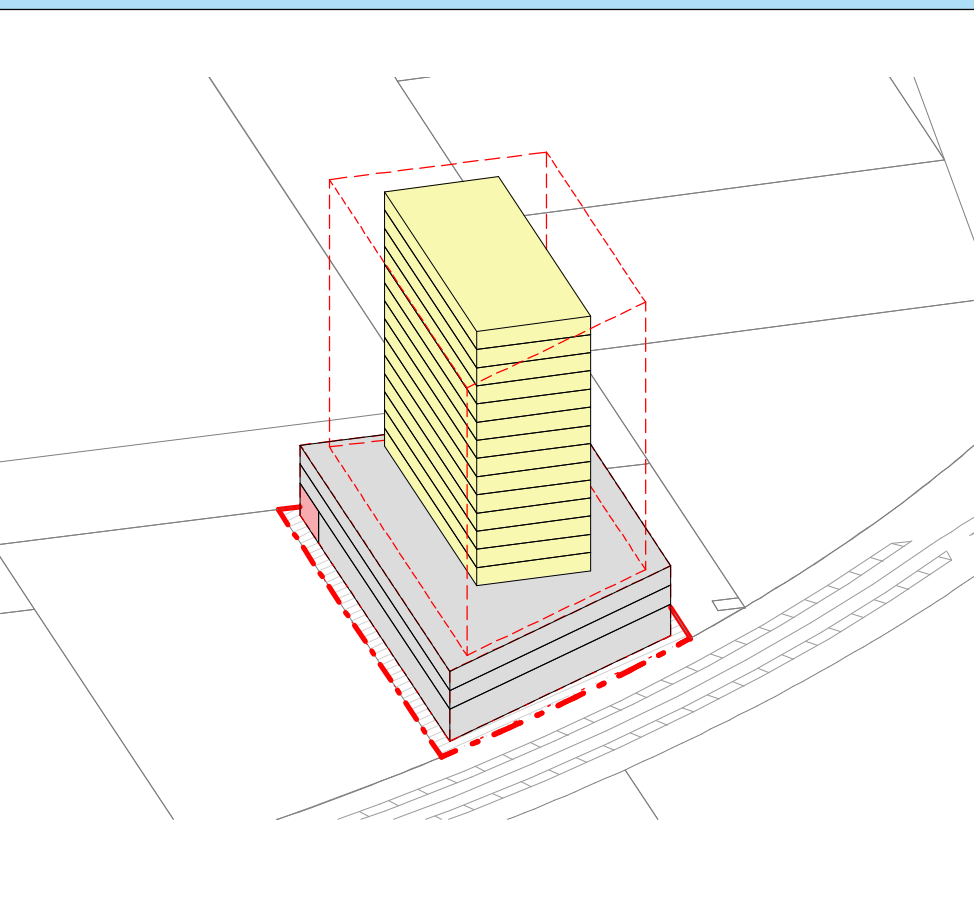
DIA-MU-N01

MIXED USE (Residential, Retail)

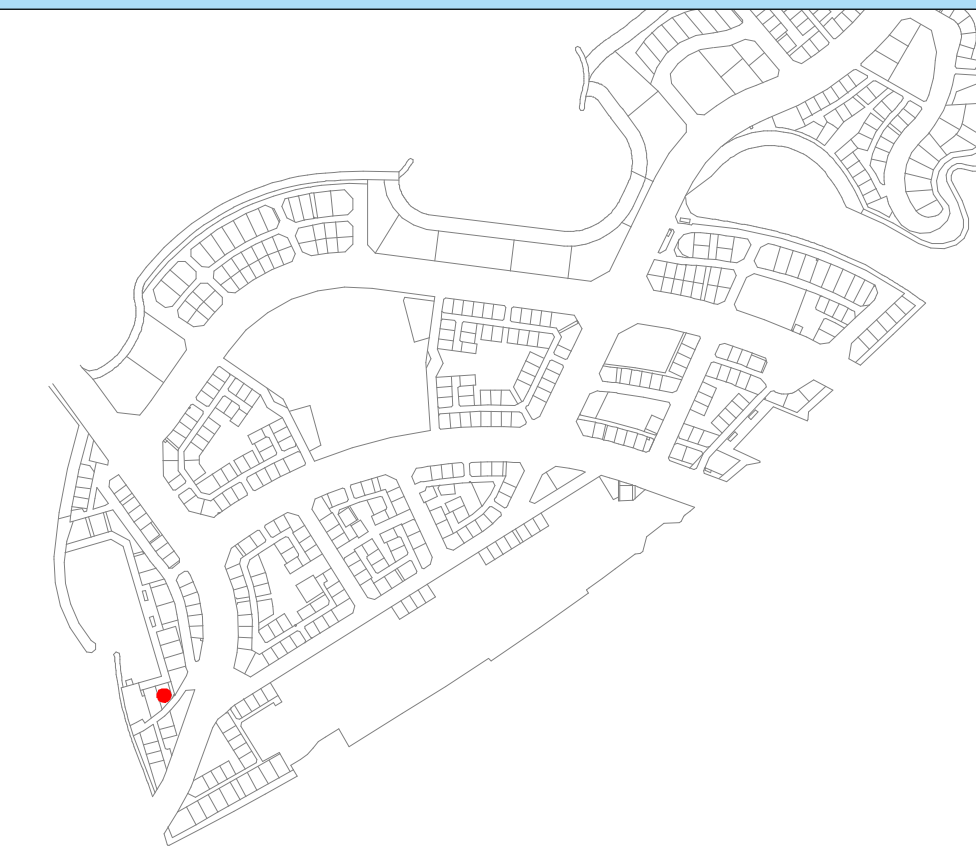
## PLOT PLAN



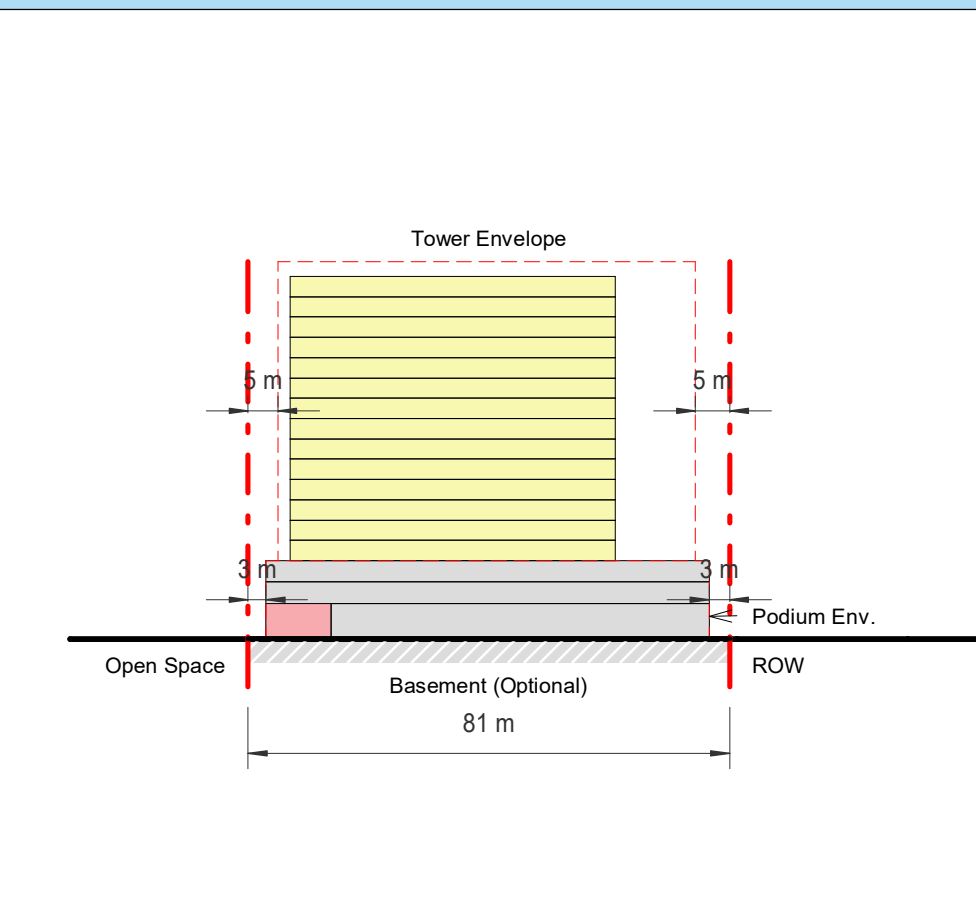
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	5,011 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	18,291 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+14









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

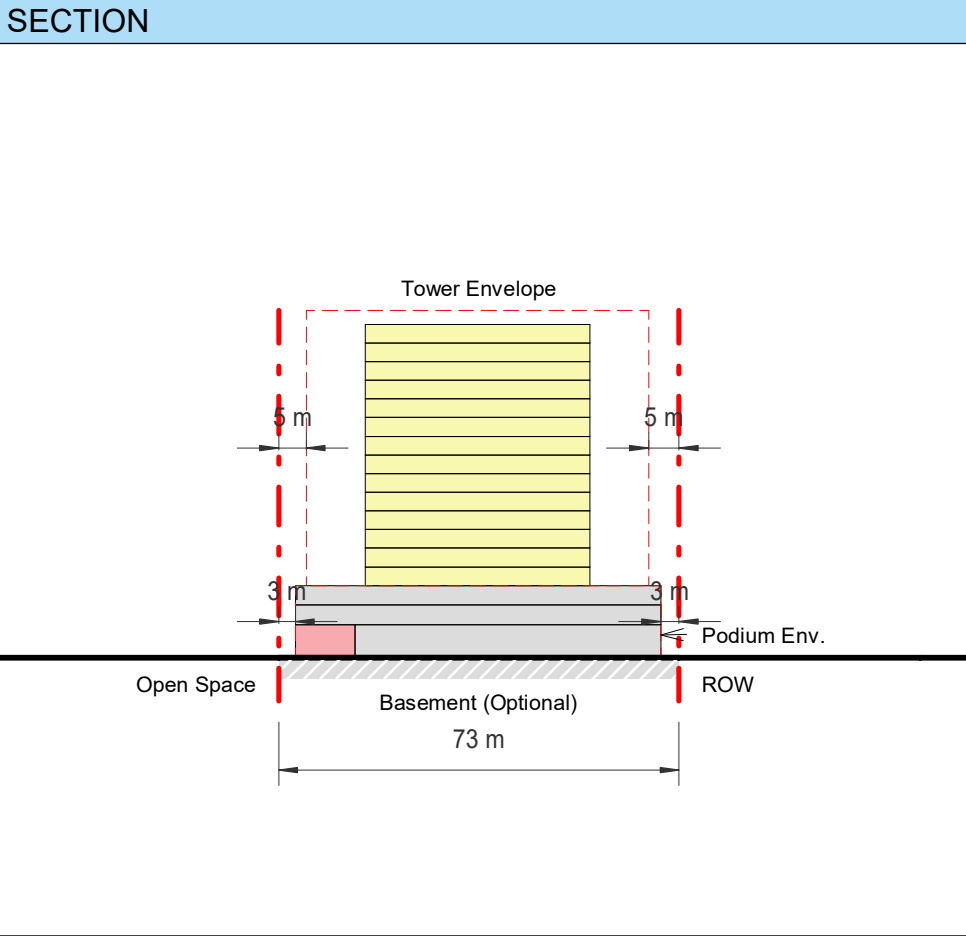
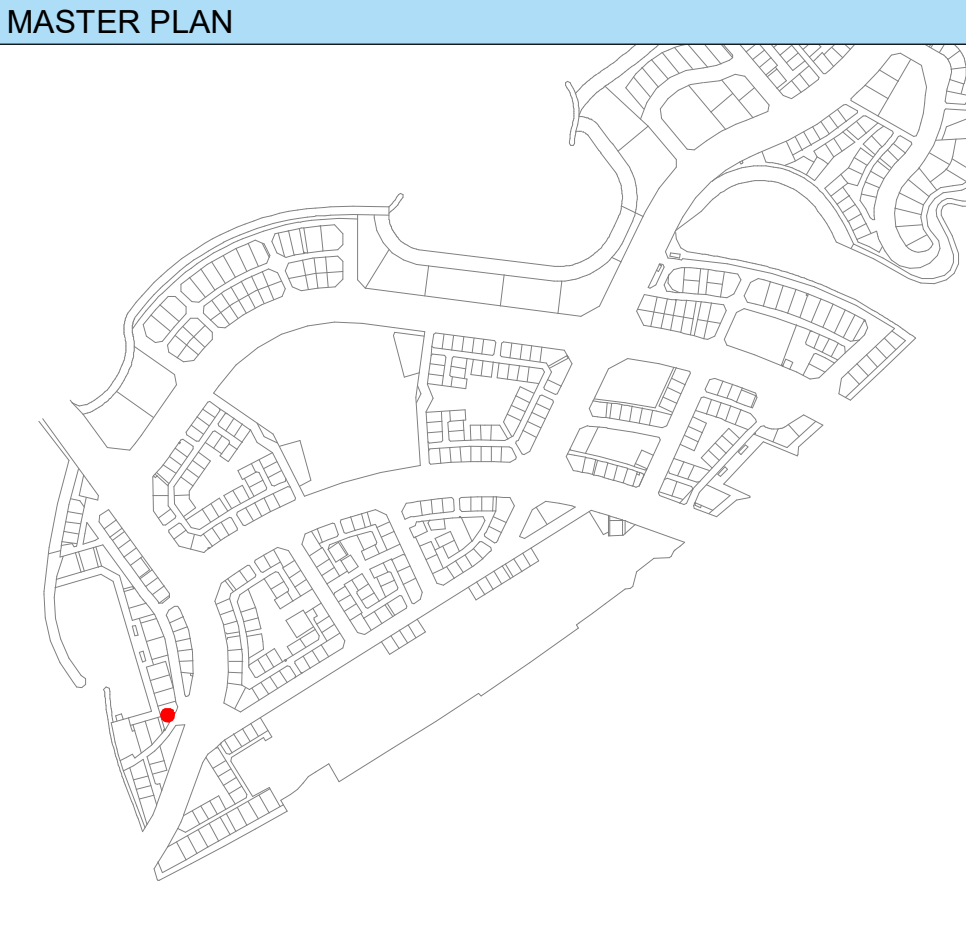
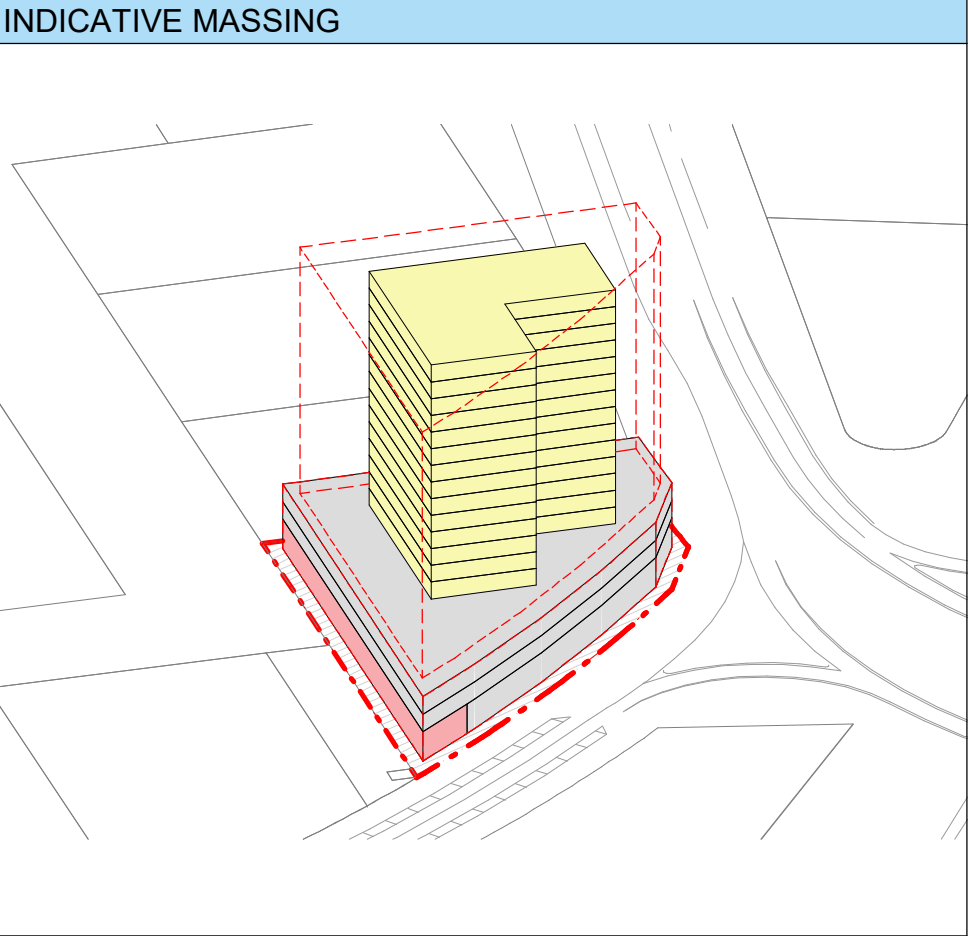
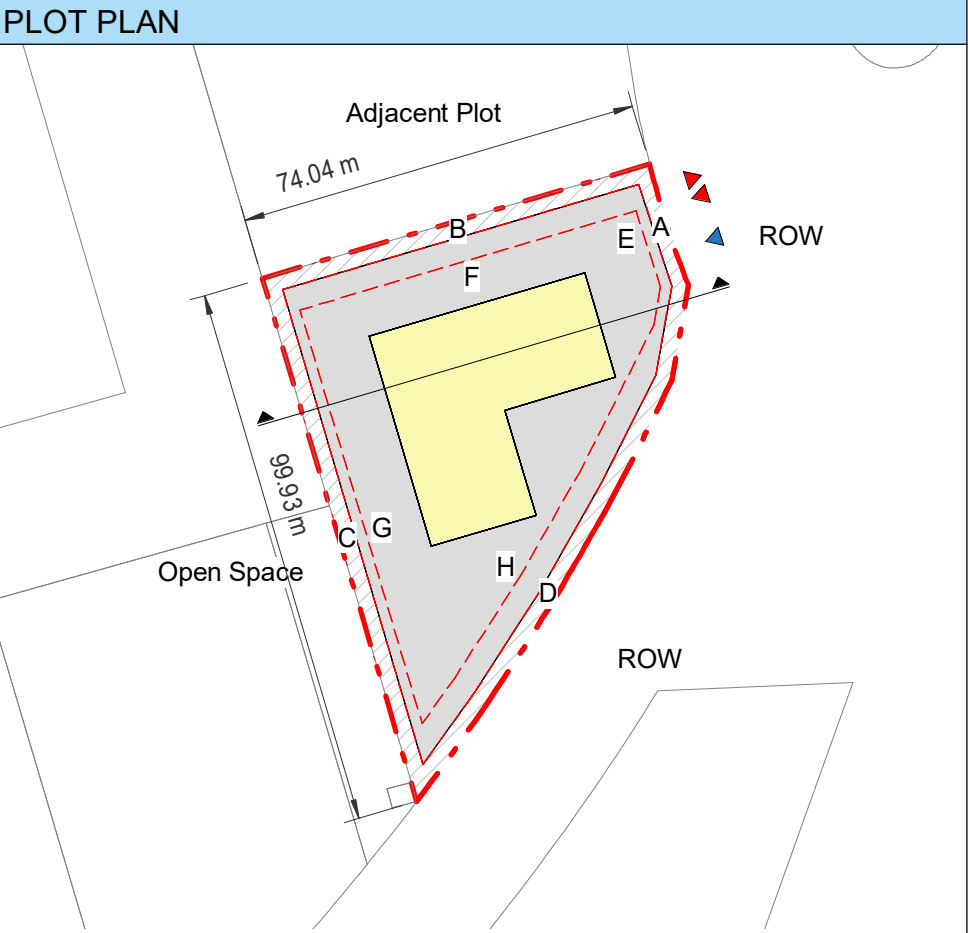
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-N01B

MIXED USE (Residential, Retail)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,449 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,664 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

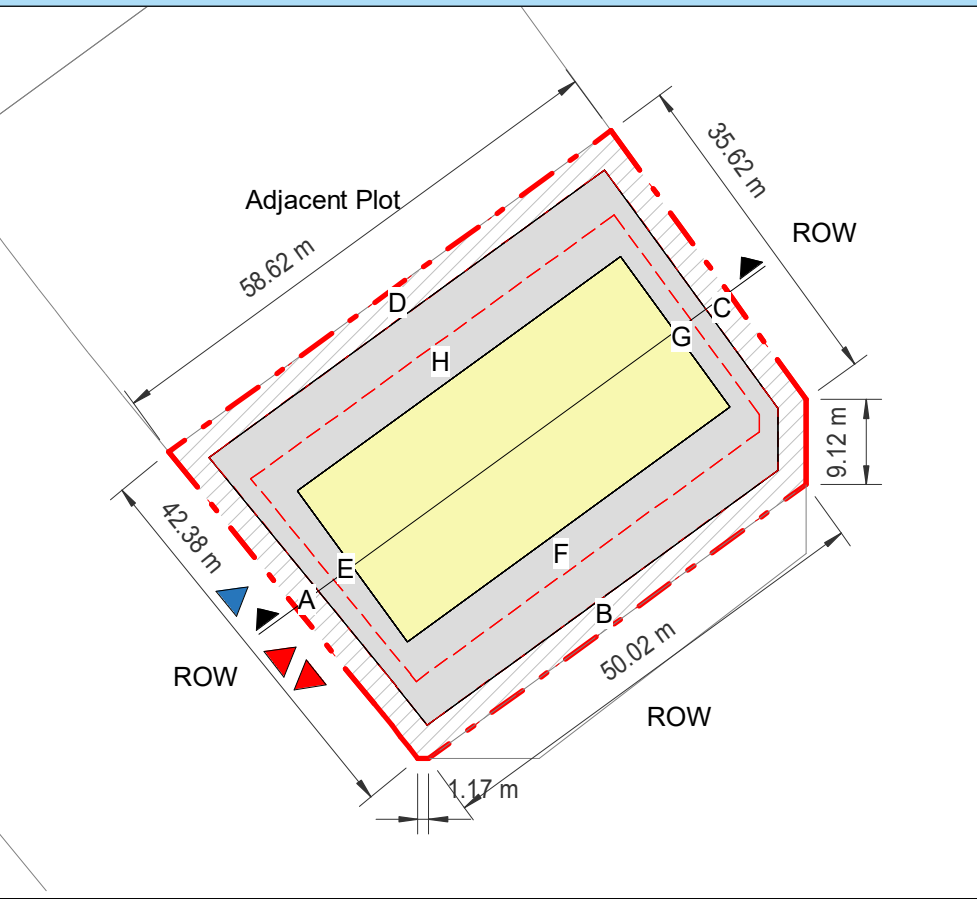
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

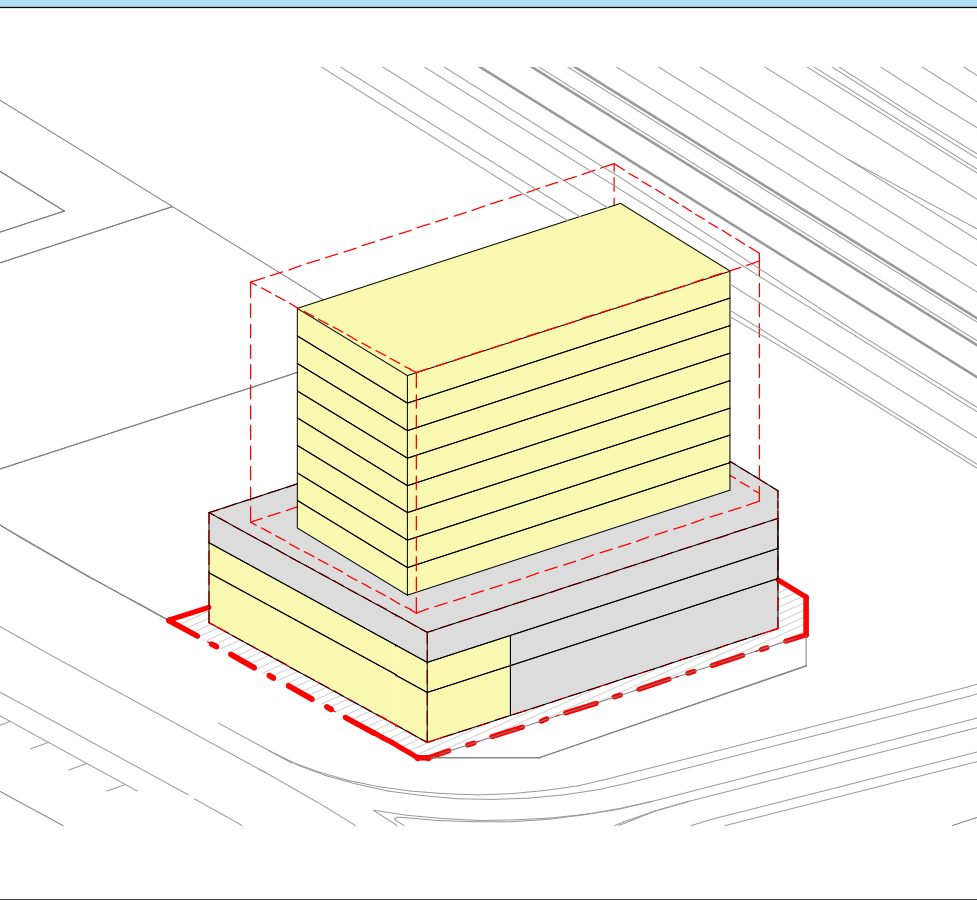
DIA-RE-0042

RESIDENTIAL (APARTMENT)

## PLOT PLAN



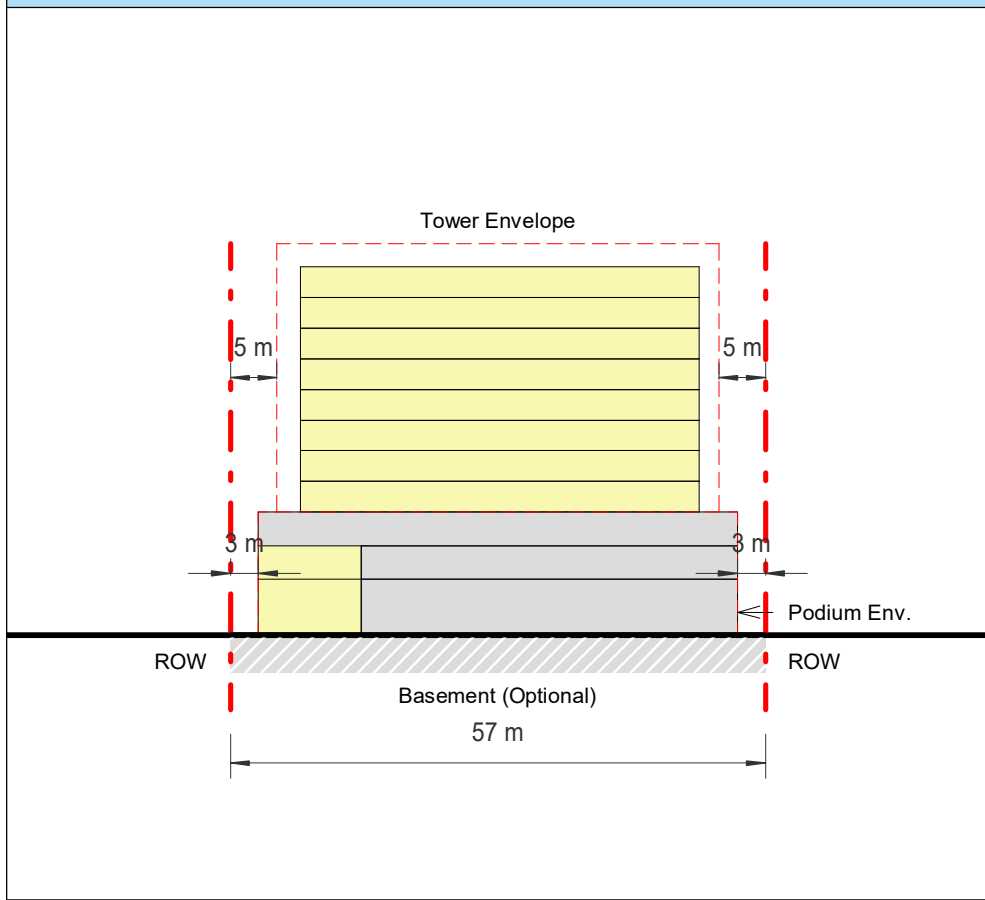
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,380 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,449 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

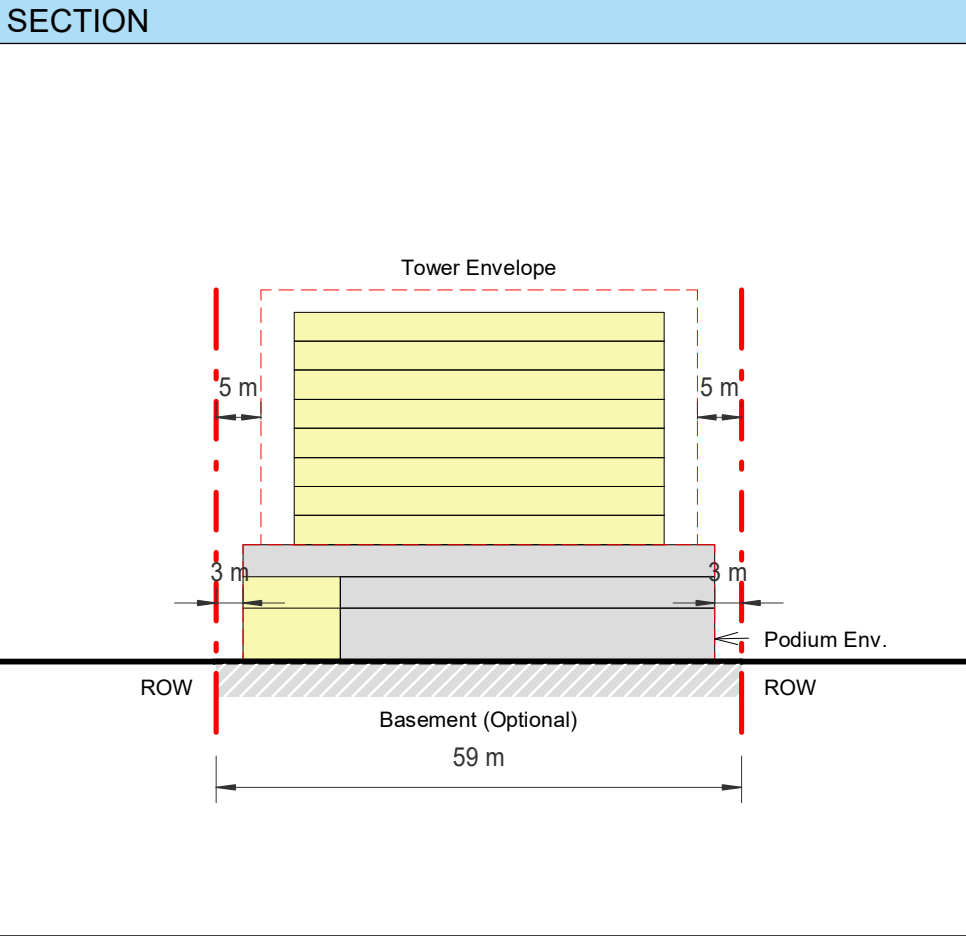
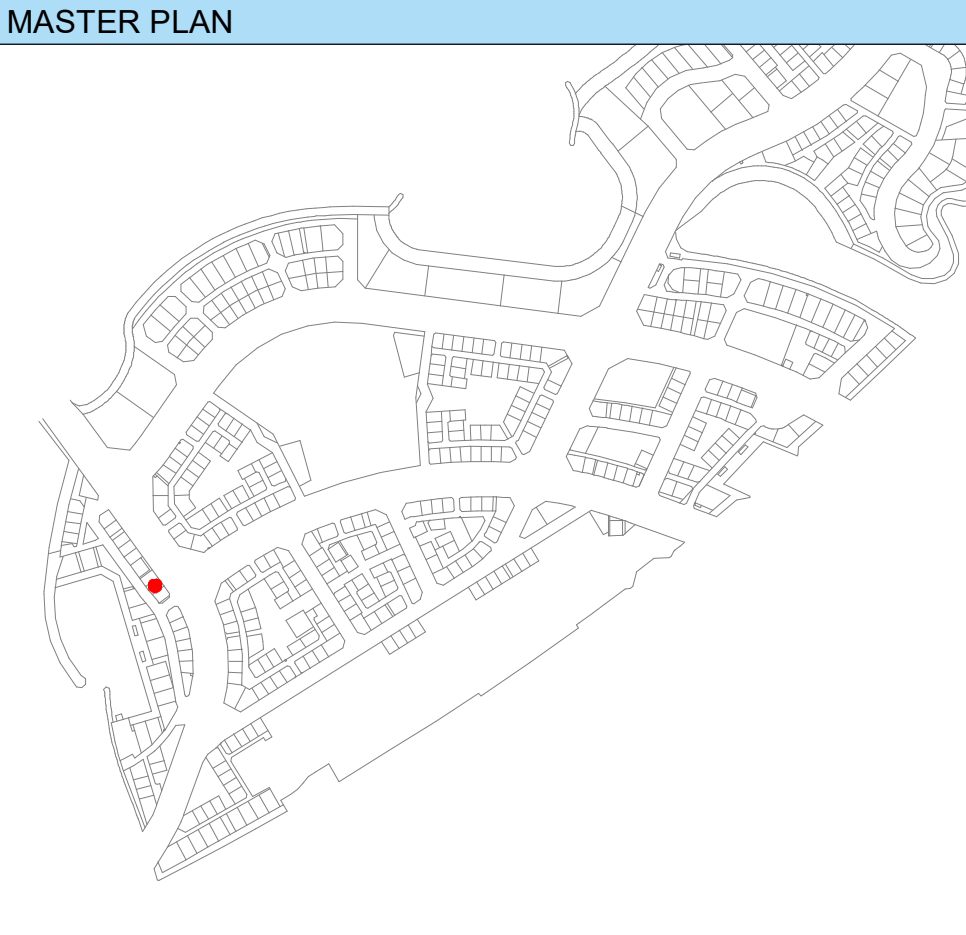
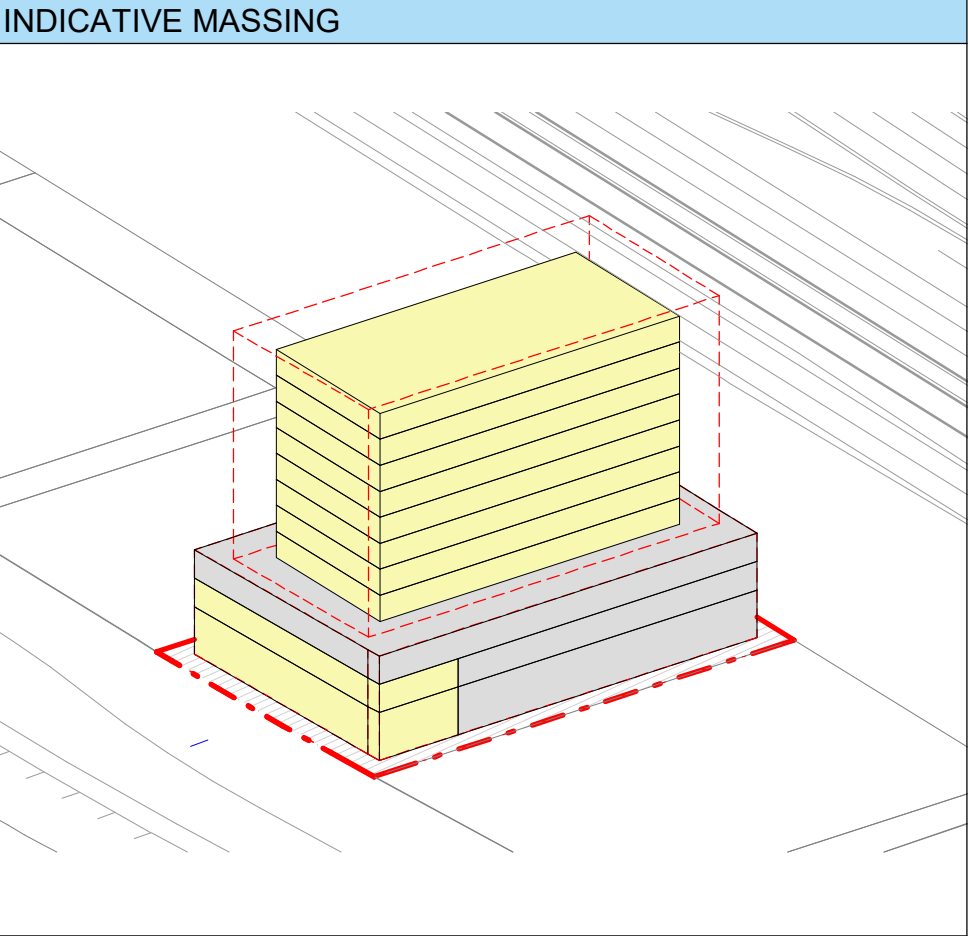
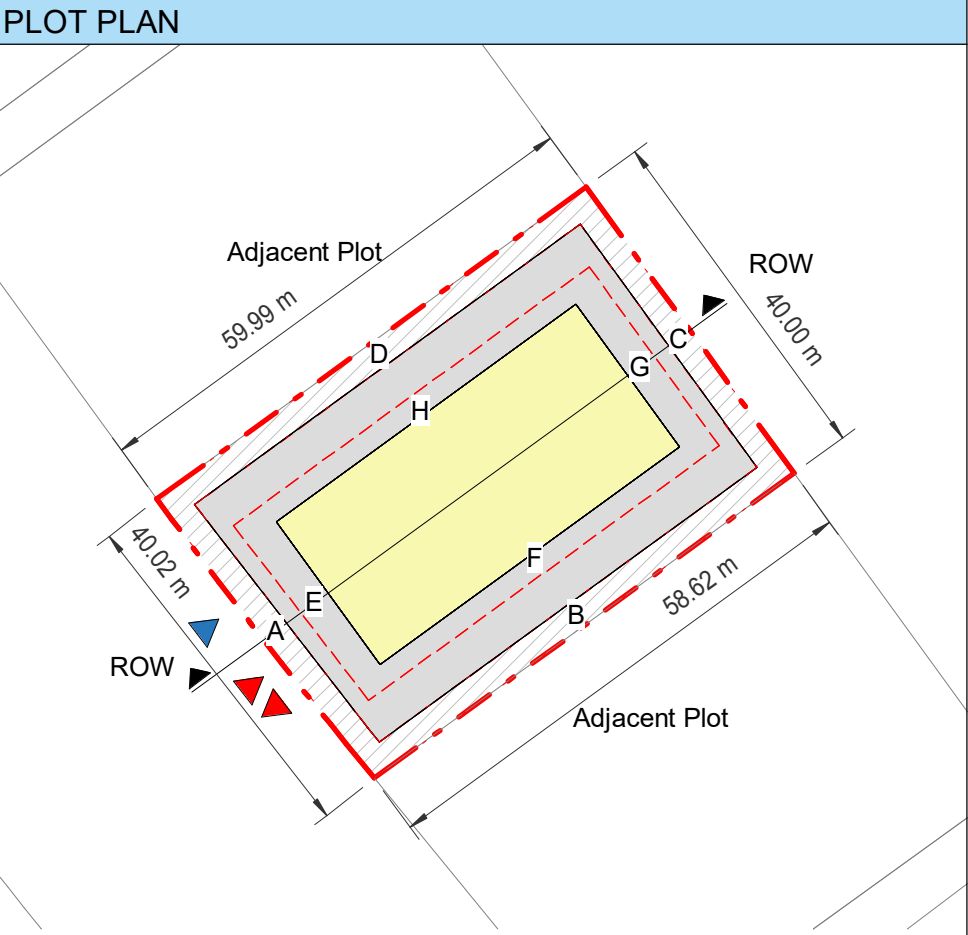
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0043

RESIDENTIAL (APARTMENT)



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,399 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,508 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>   |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; border: 1px solid black;"> <h3 style="margin: 0;">Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

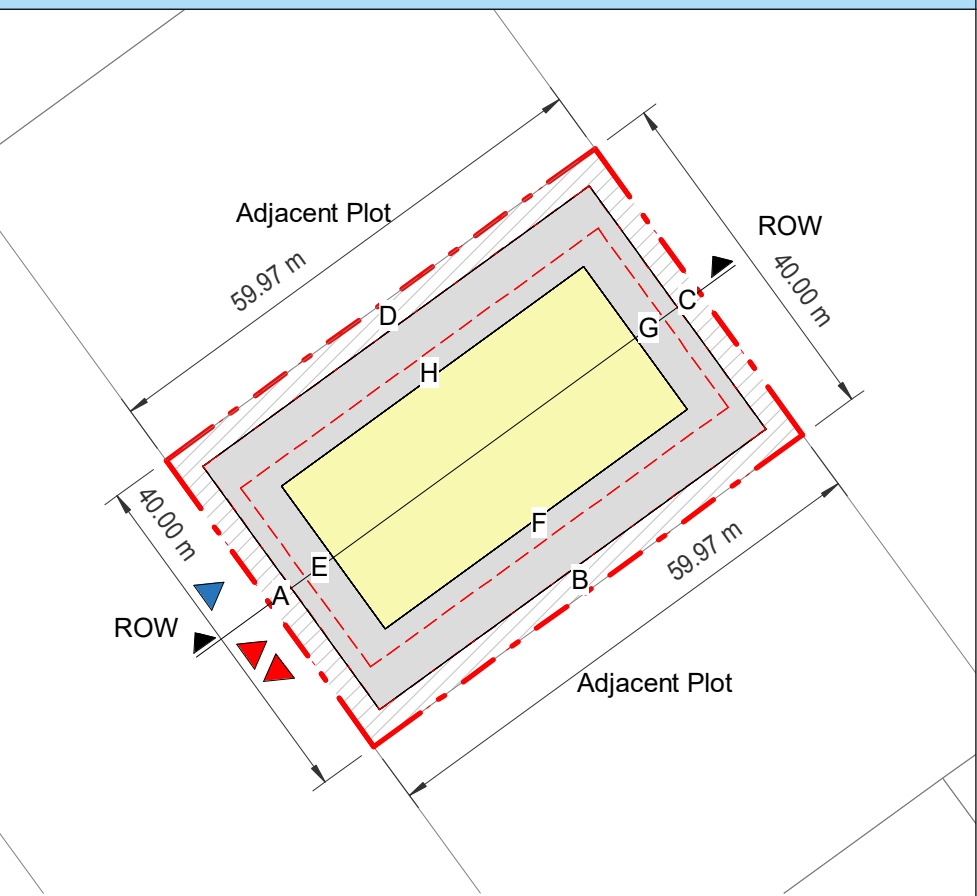
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

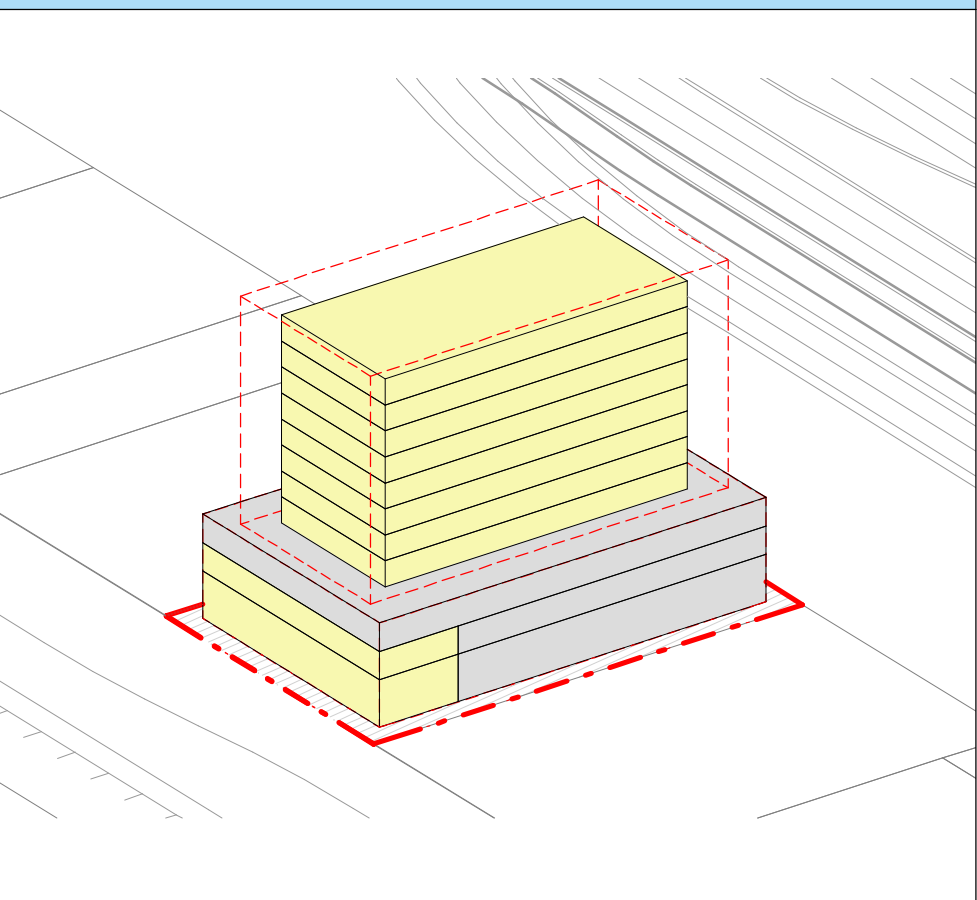
DIA-RE-0046

RESIDENTIAL (APARTMENT)

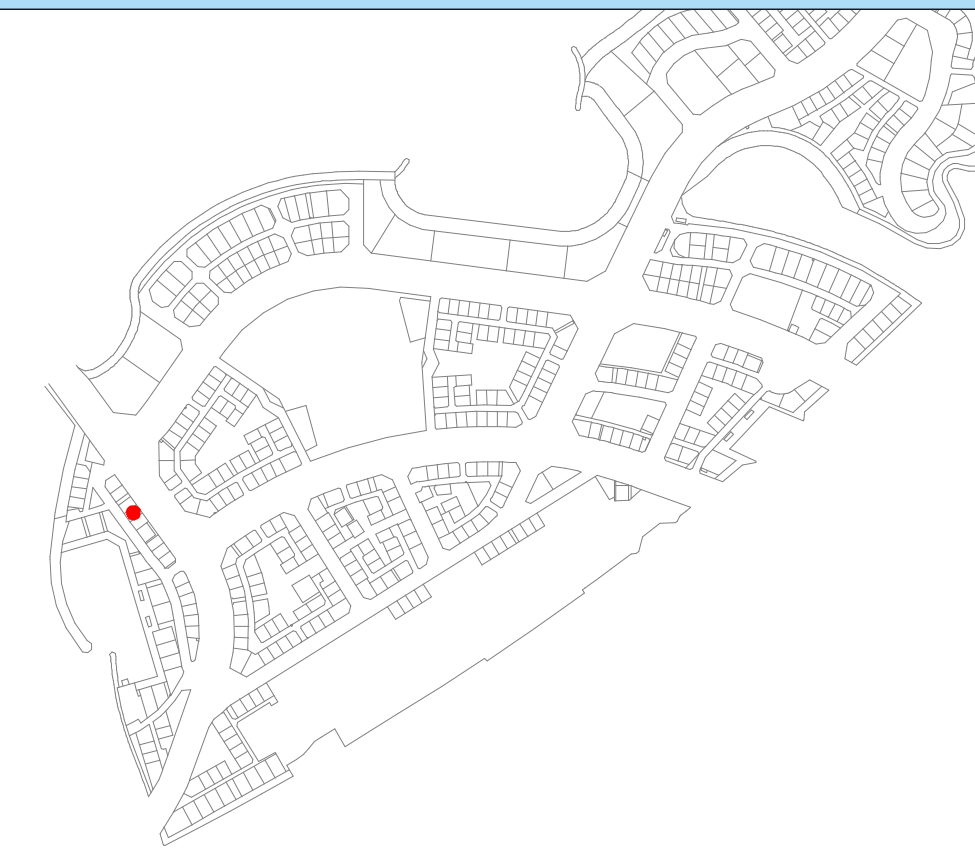
## PLOT PLAN



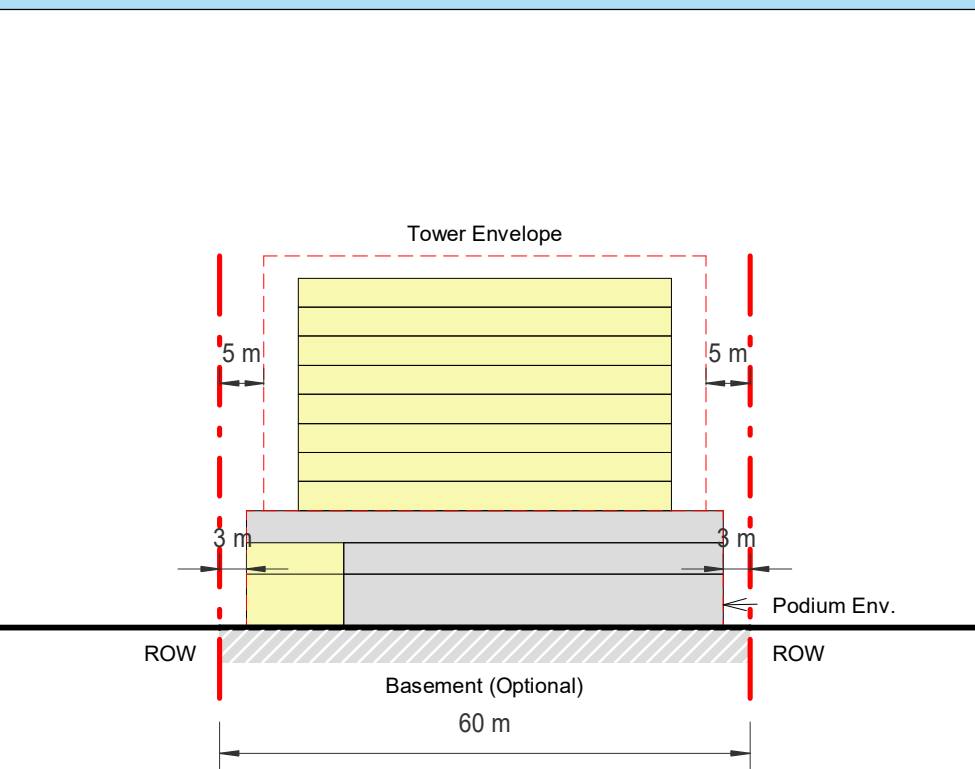
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,399 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,508 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

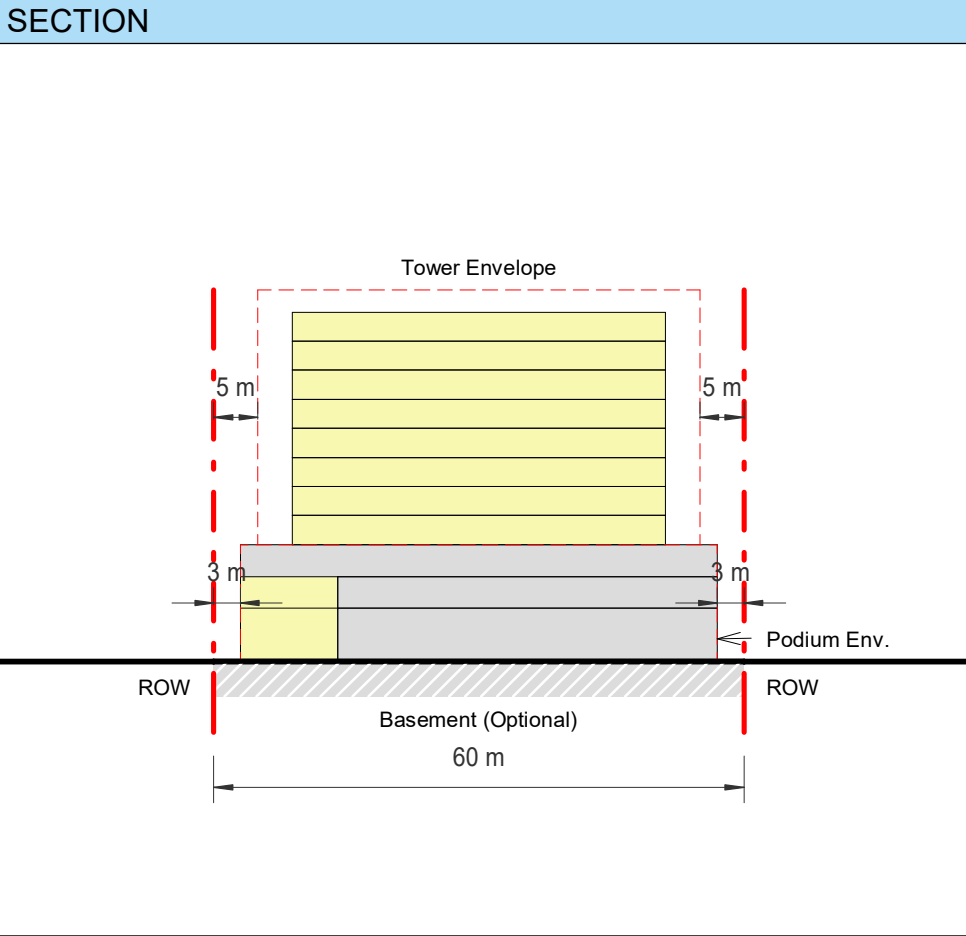
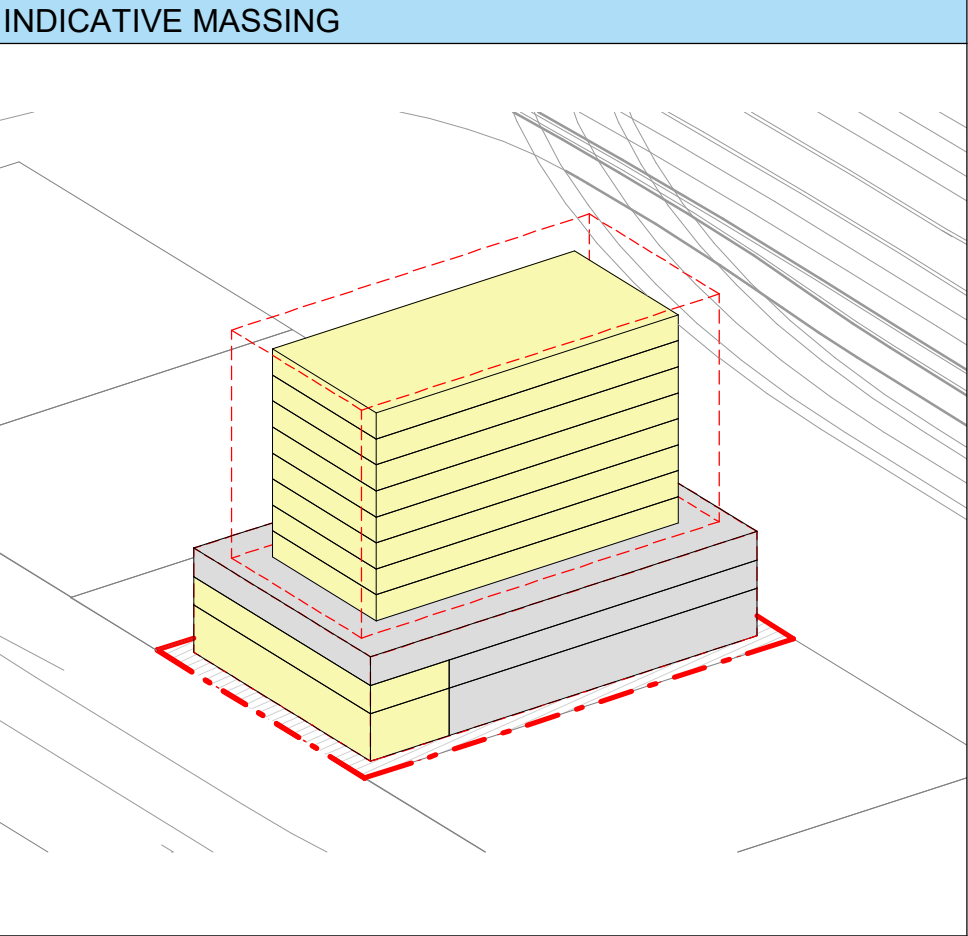
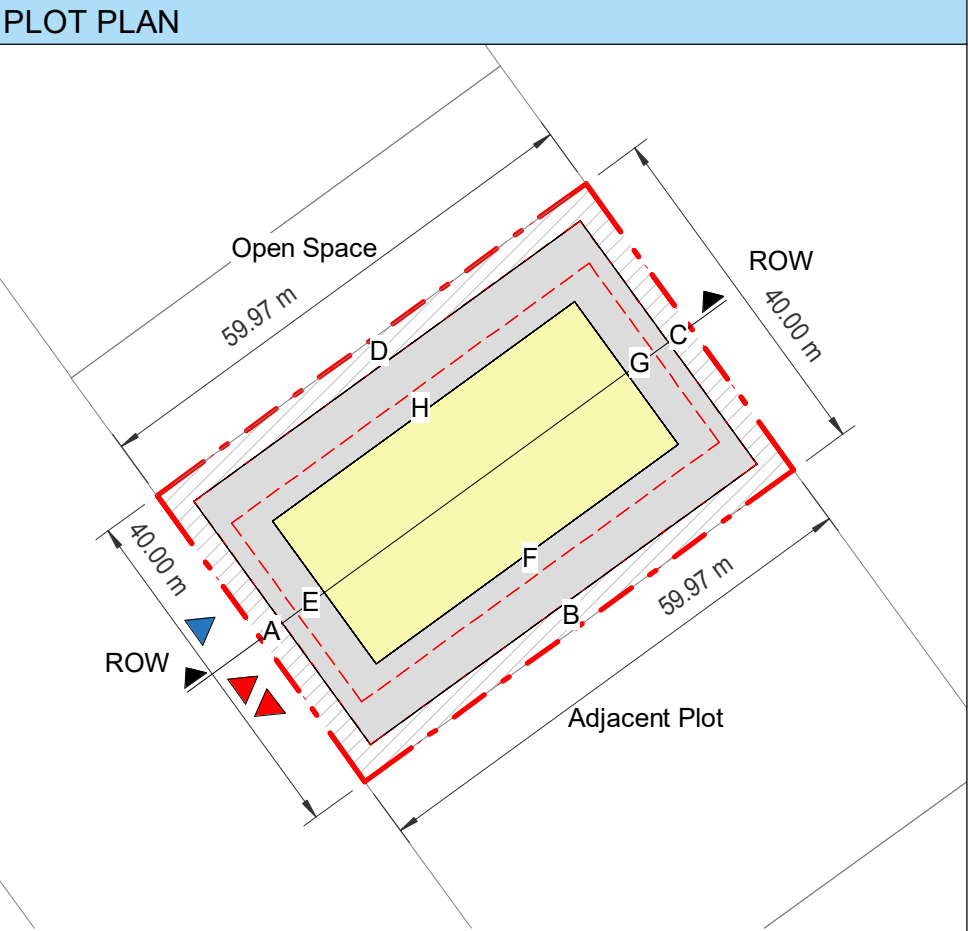
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0047

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,448 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,663 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	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 and balconies.
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DIA-RE-0094  
RESIDENTIAL (APARTMENT)

**PLOT PLAN**

ROW 44.44 m

56.00 m

Adjacent Plot

D

H

F

B

Open Space

56.00 m

E

A

43.00 m

ROW

# INDICATIVE MASSING

This architectural massing diagram illustrates a building's form. It features a central yellow rectangular volume with horizontal lines, flanked by grey rectangular volumes. Below these is a wider base consisting of a grey layer and two yellow layers. Red dashed lines outline the overall footprint and vertical extent of the structure. The background includes horizontal grey lines and a perspective sketch of a ground plane at the bottom.

# MASTER PLAN

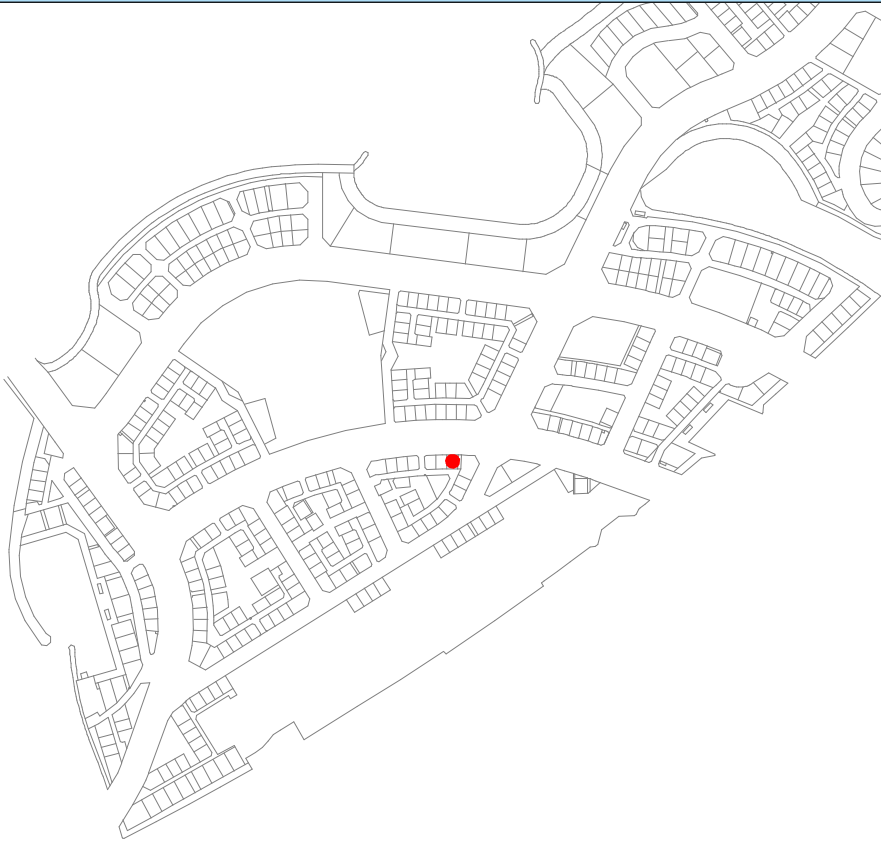


Diagram illustrating the section of a building layout, showing the relationship between the Tower Envelope, Podium Env., ROW (Right of Way), and Basement (Optional).

The diagram shows a cross-section of a building. The **Tower Envelope** is a yellow rectangular area with a height of 5 m. The **Podium Env.** is a grey rectangular area with a height of 3 m. The **Basement (Optional)** is a hatched area below the podium. The **ROW** (Right of Way) is indicated by a horizontal line. The total width of the building footprint is 56 m.

**Disclaimer:**  
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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,449 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,664 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0095  
RESIDENTIAL (APARTMENT)

**PLOT PLAN**

ROW 44.44 m

56.00 m

Adjacent Plot

D H F B

C G E A

43.00 m

56.00 m

ROW

# INDICATIVE MASSING

This diagram illustrates the indicative massing of a building. It features a central yellow volume with a series of horizontal lines, suggesting a multi-story structure. This central volume is flanked by two grey volumes, which appear to be wings or extensions. The entire building mass is enclosed within a red dashed outline, indicating the overall footprint or boundary. The background shows a simple landscape with a road and a building footprint.

# MASTER PLAN

The image is a black and white line drawing of a master plan for a development. It features numerous building footprints of various sizes and shapes, arranged in a somewhat grid-like pattern with some irregularities. A large, irregularly shaped area in the center-left is designated as a parking lot, indicated by a series of parallel lines. A prominent red square is located in the center of the plan, marking a specific point of interest. The overall layout suggests a planned community or commercial development.

SECTION

Tower Envelope

5 m

5 m

3 m

3 m

Podium Env.

ROW

Basement (Optional)

56 m

**Disclaimer:**  
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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,074 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	12,753 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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: 120m<sup>2</sup>
- 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

- 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
- 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:

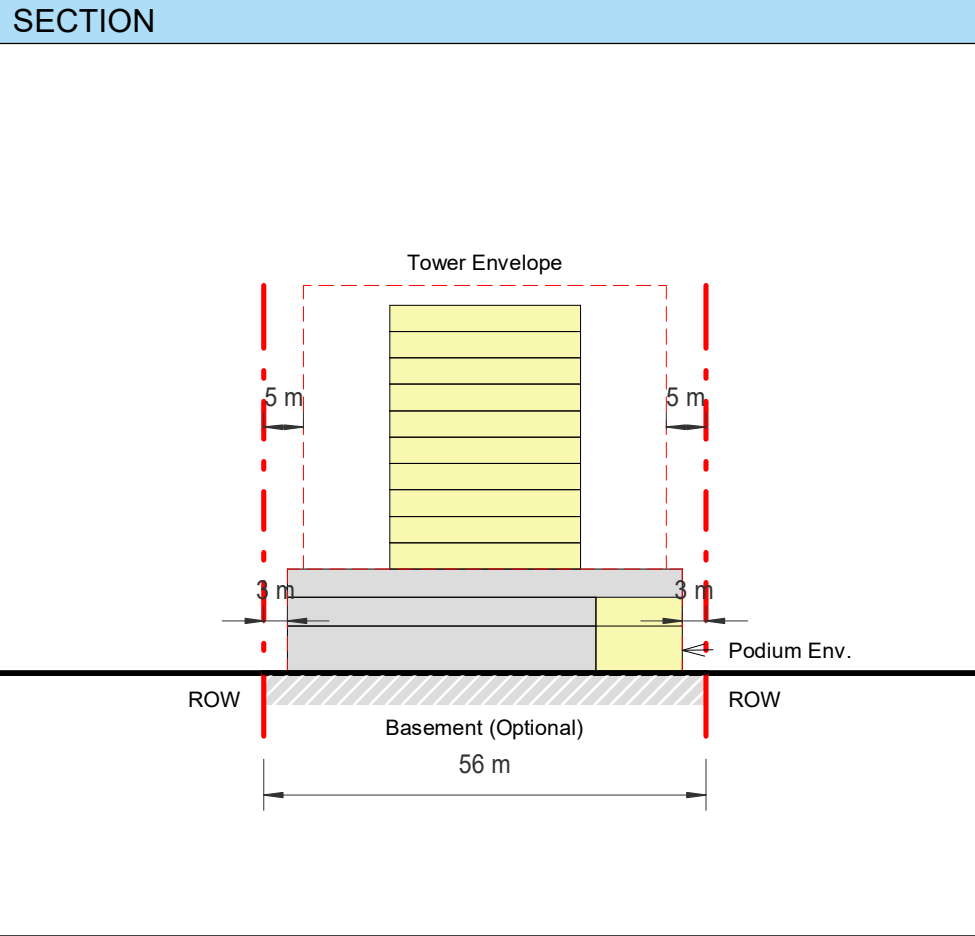
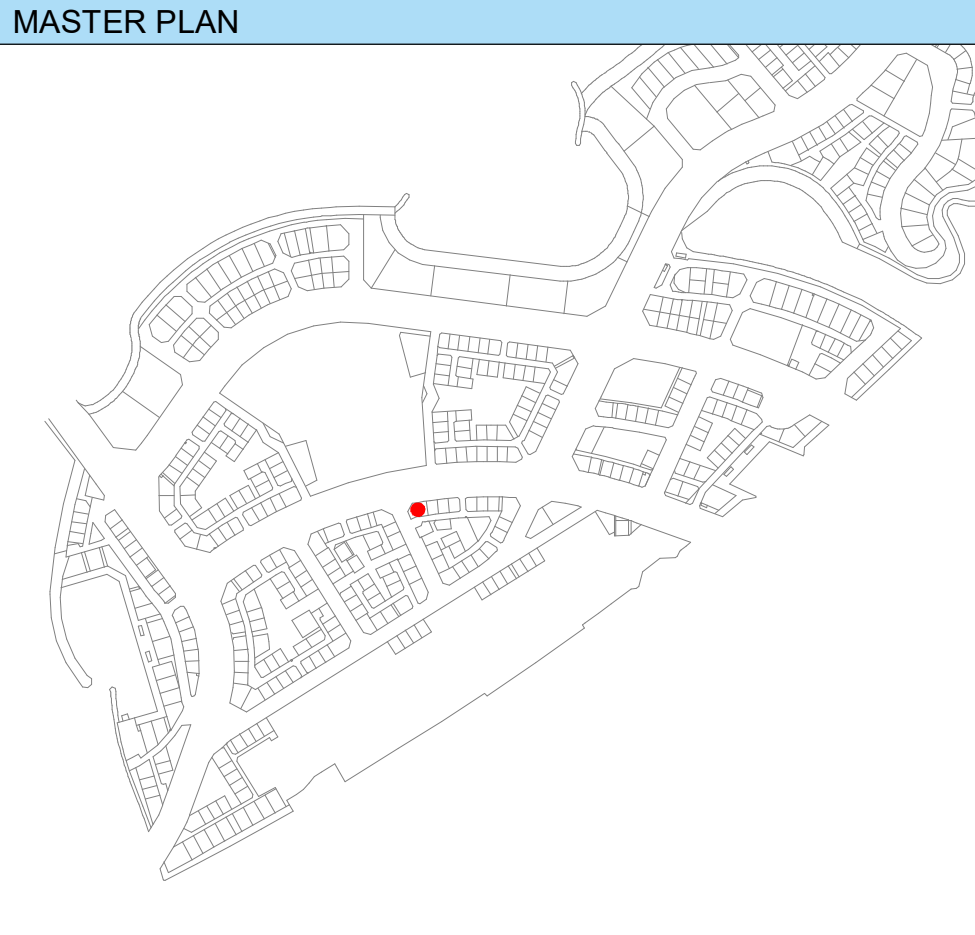
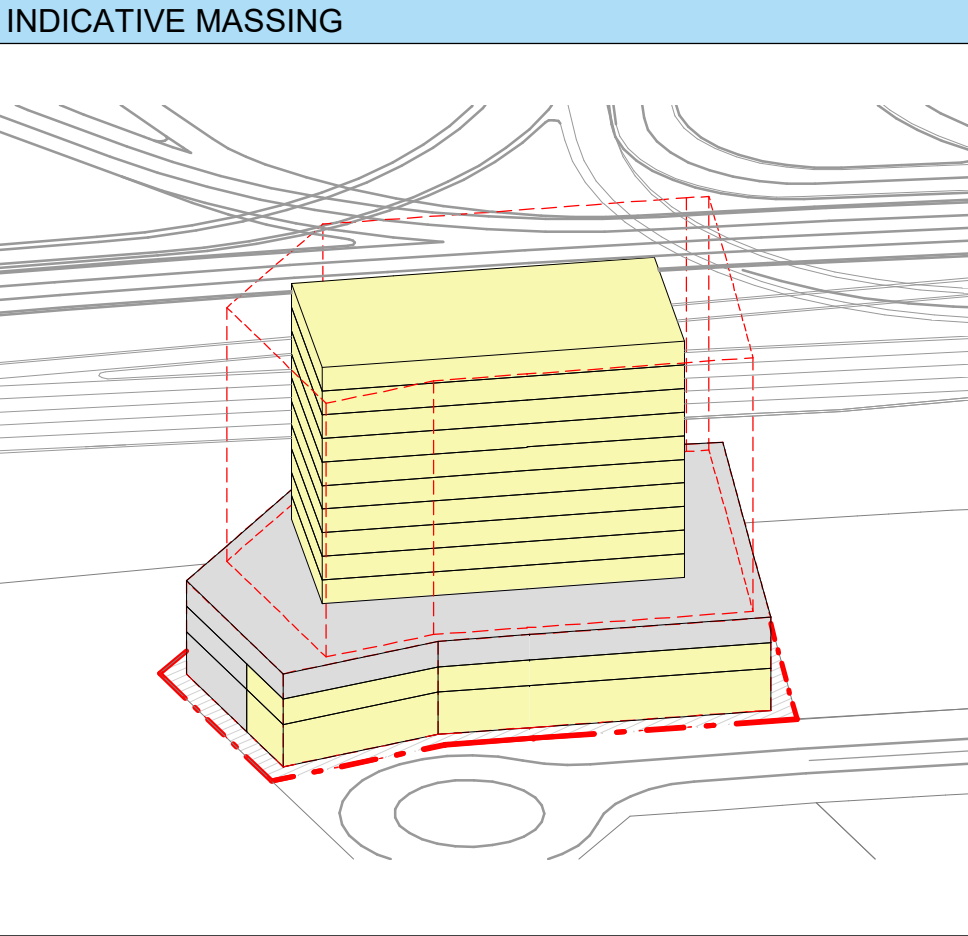
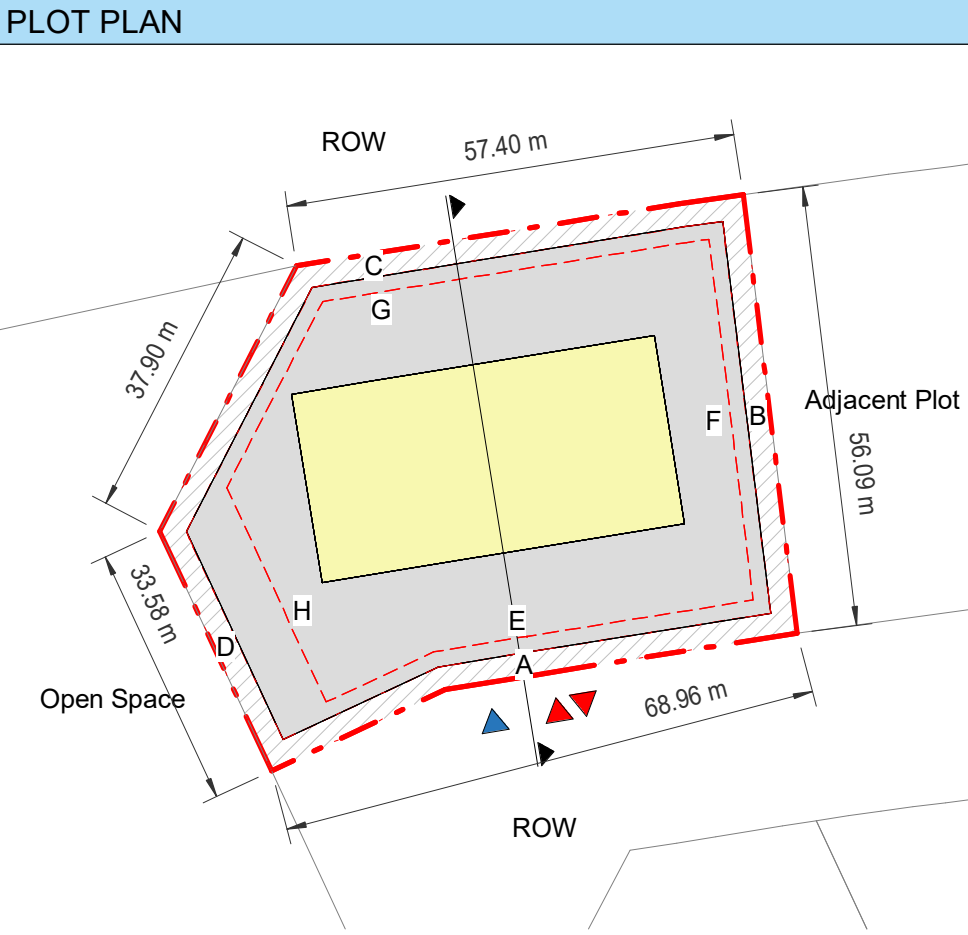
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0096

RESIDENTIAL (APARTMENT)

## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,403 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,522 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

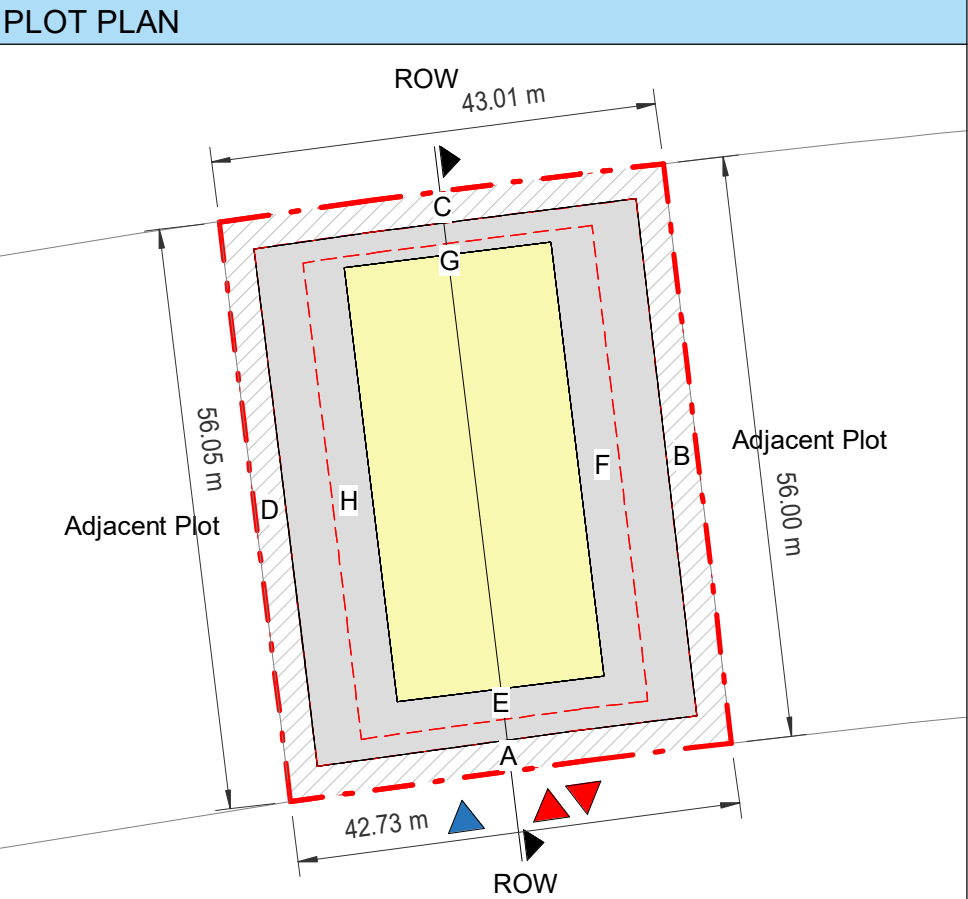
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

Notes:

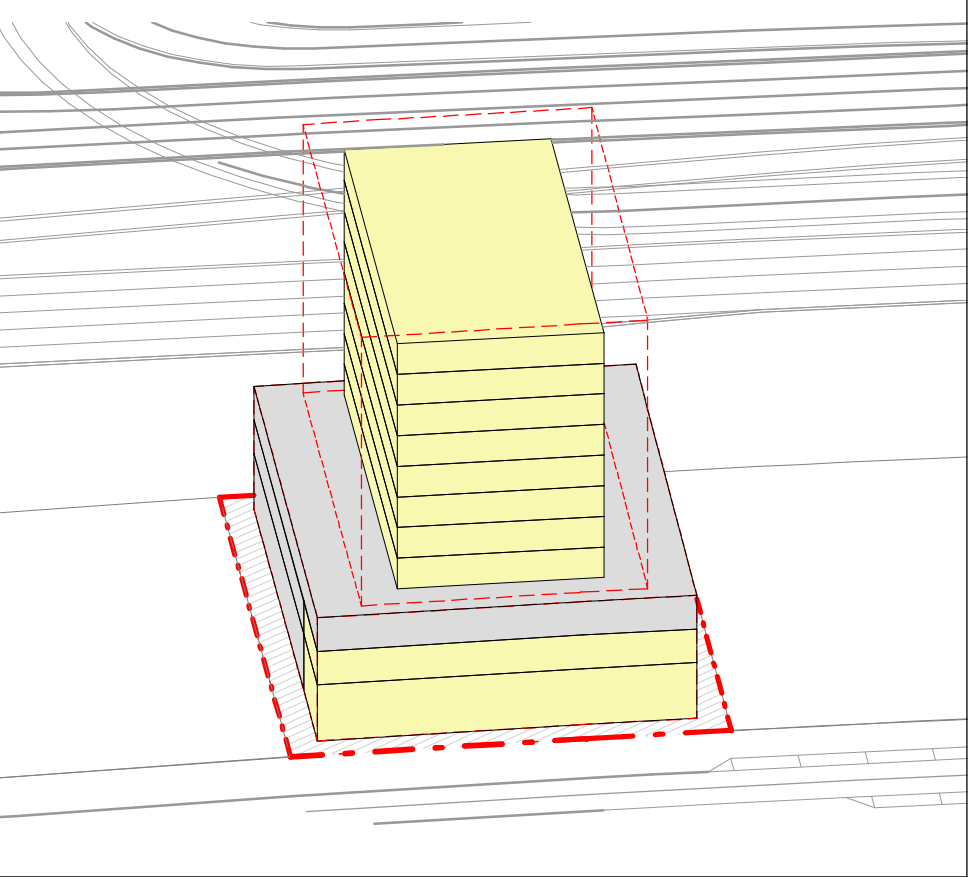
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0097

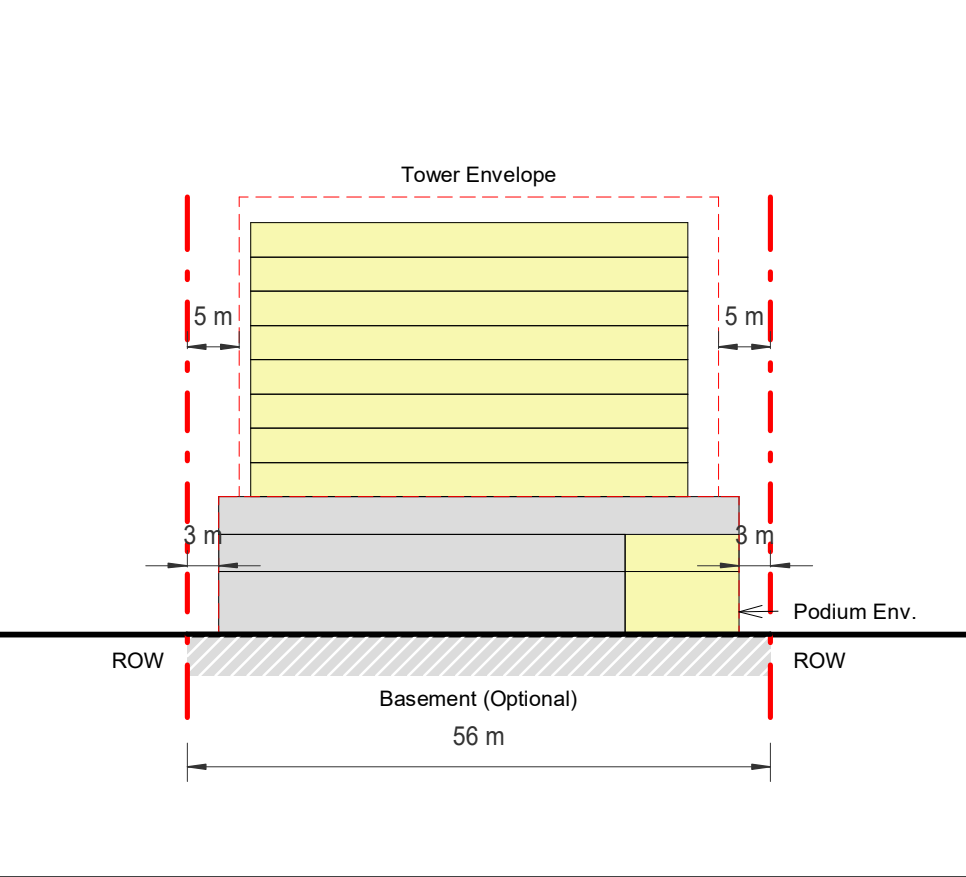
RESIDENTIAL (APARTMENT)



## INDICATIVE MASSING



## SECTION



### 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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,449 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,664 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

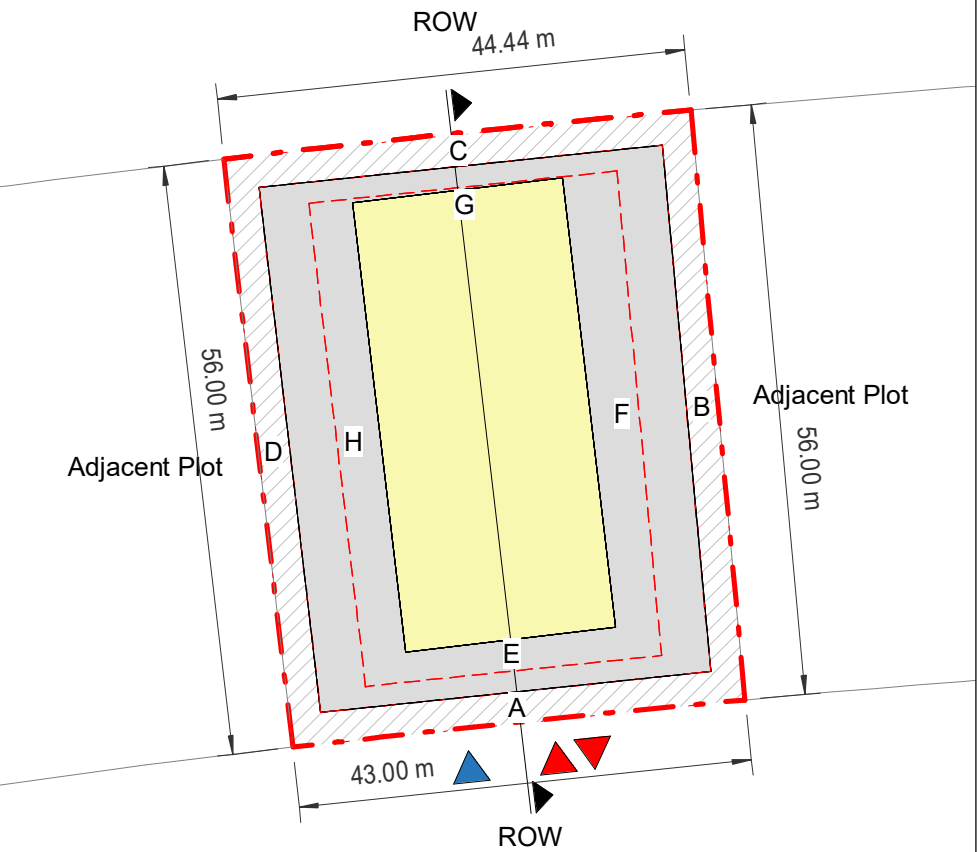
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor area of the building measured on the exterior surfaces of the outside walls including all enclosed air-conditioned, sprig 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-RE-0098

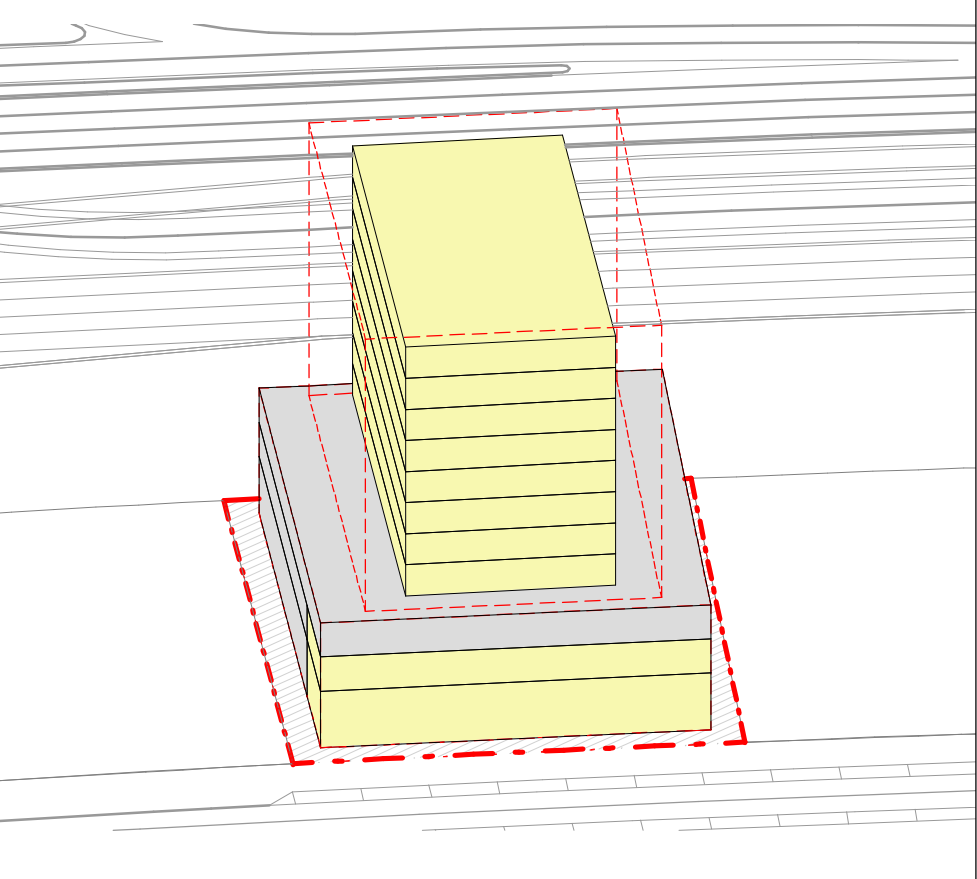
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RESIDENTIAL (APARTMENT)

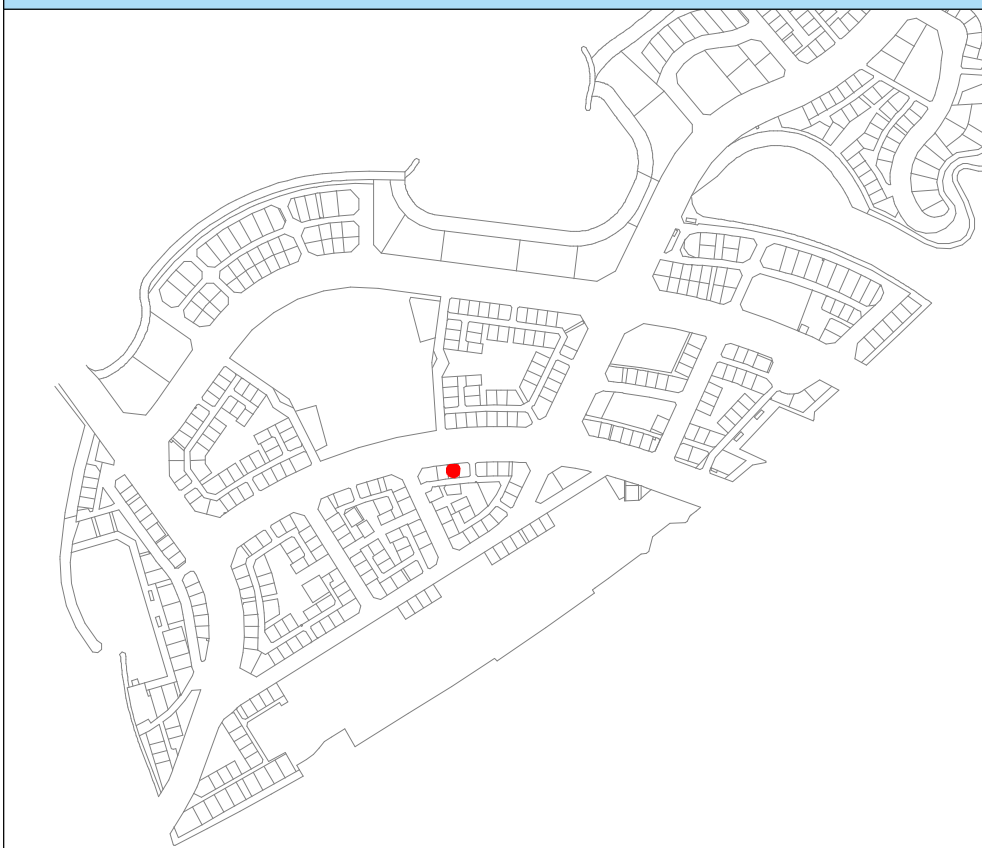
## PLOT PLAN



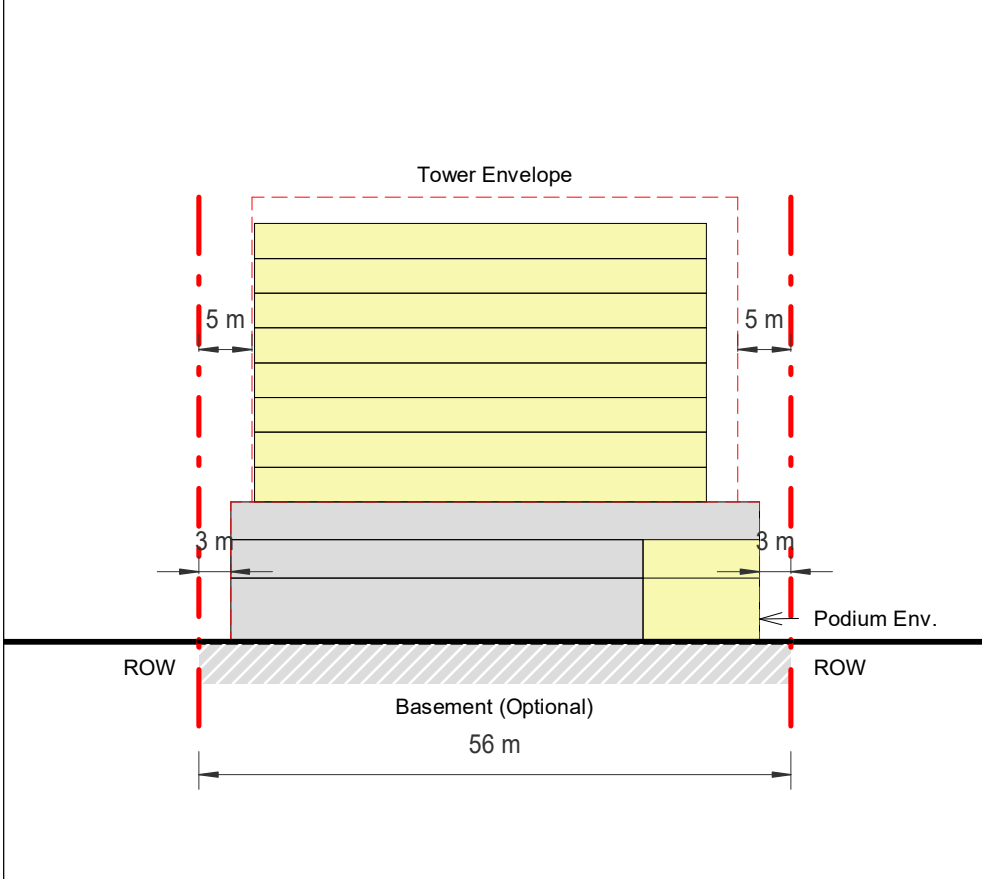
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,936 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	12,319 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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

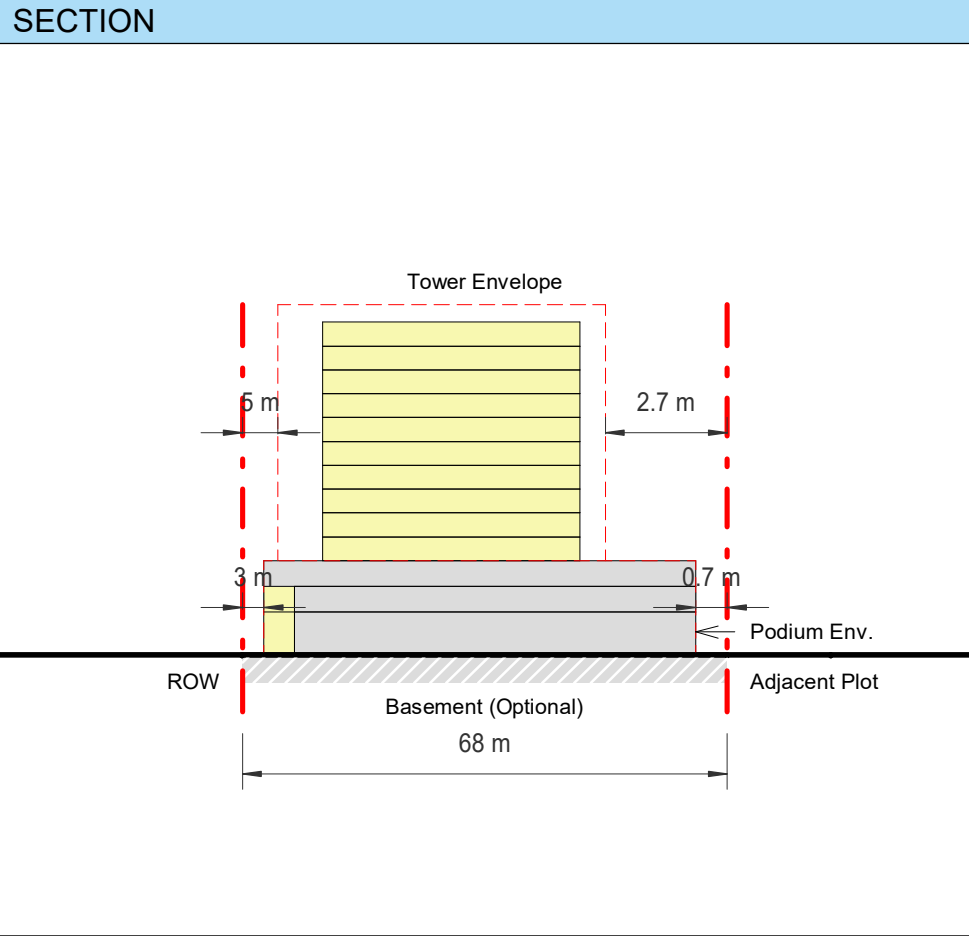
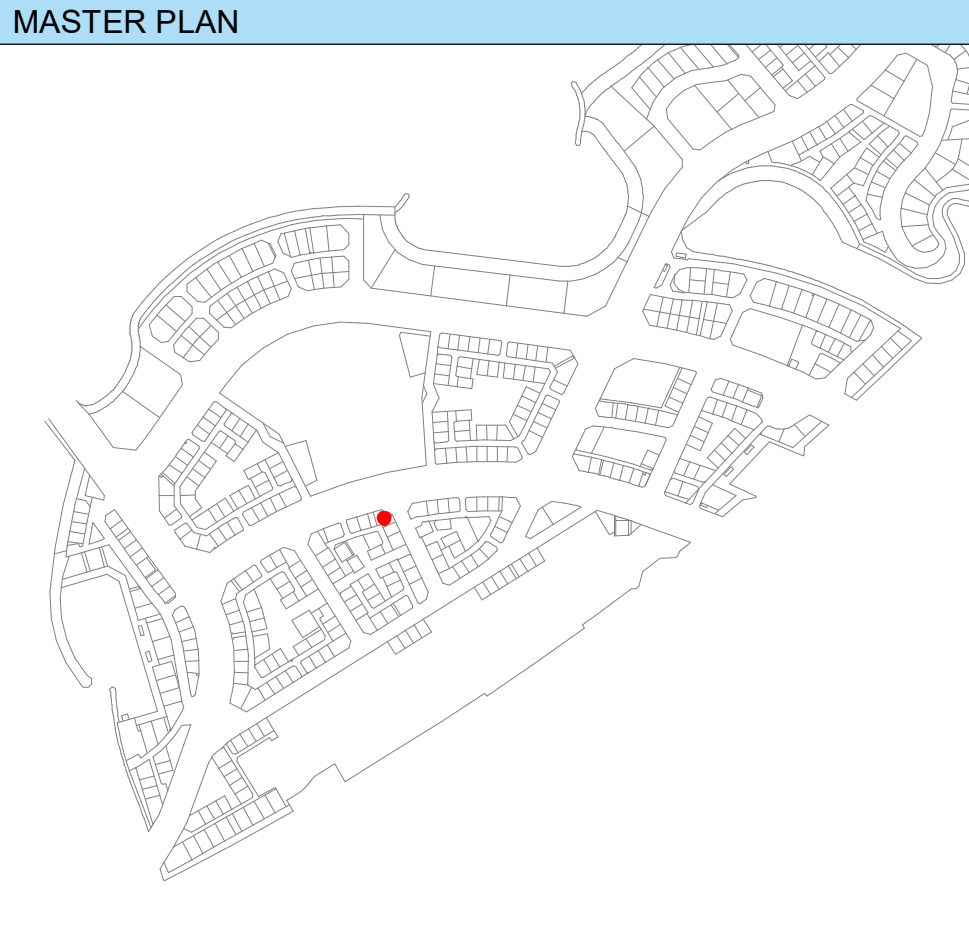
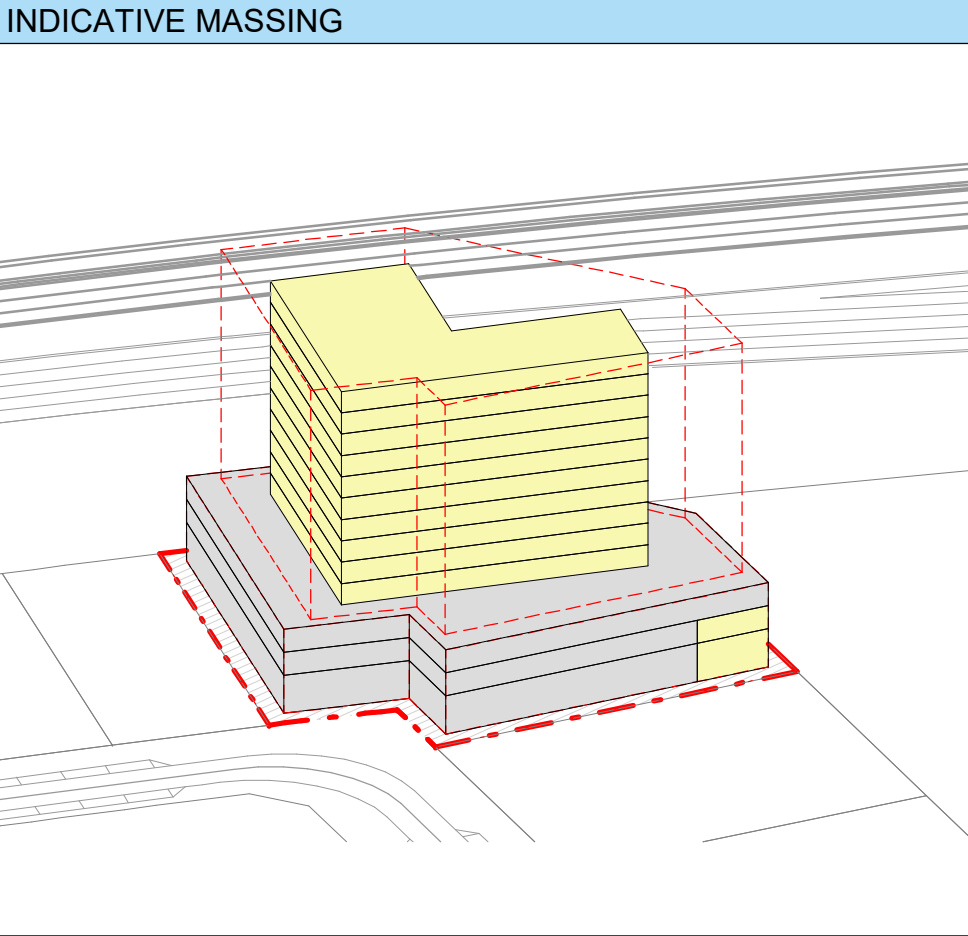
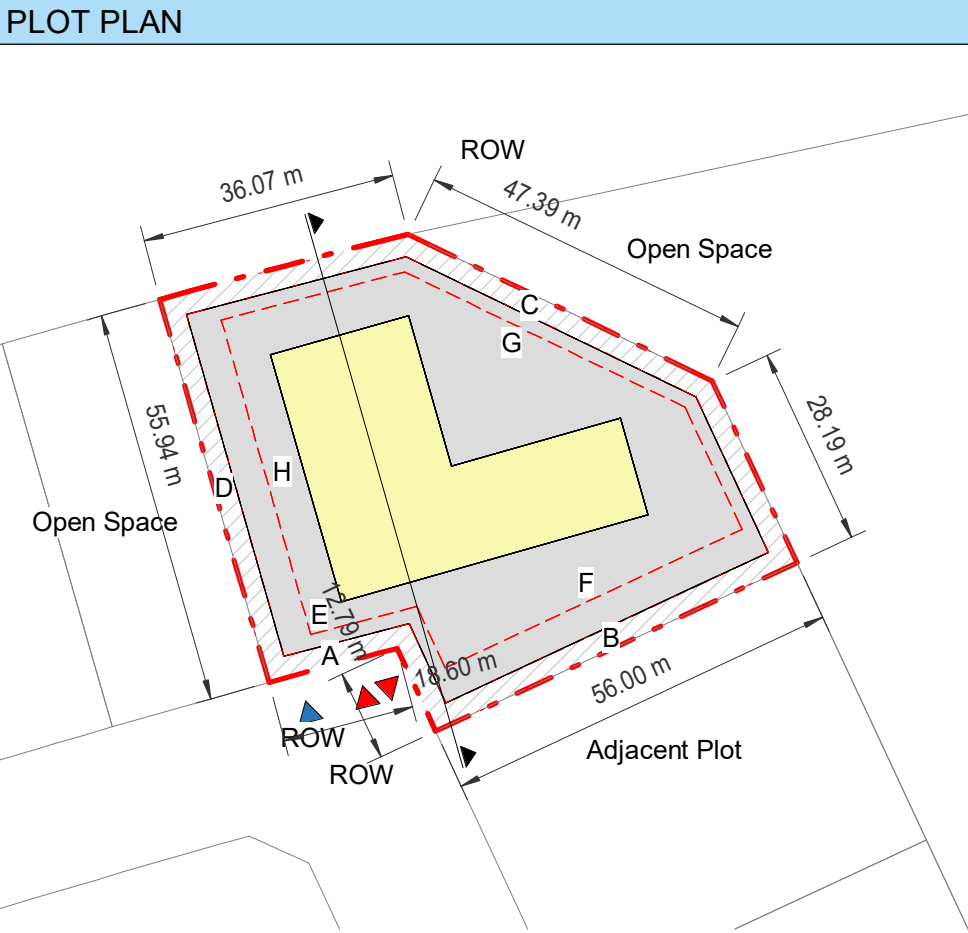
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0101  
RESIDENTIAL (APARTMENT)



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,448 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,663 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

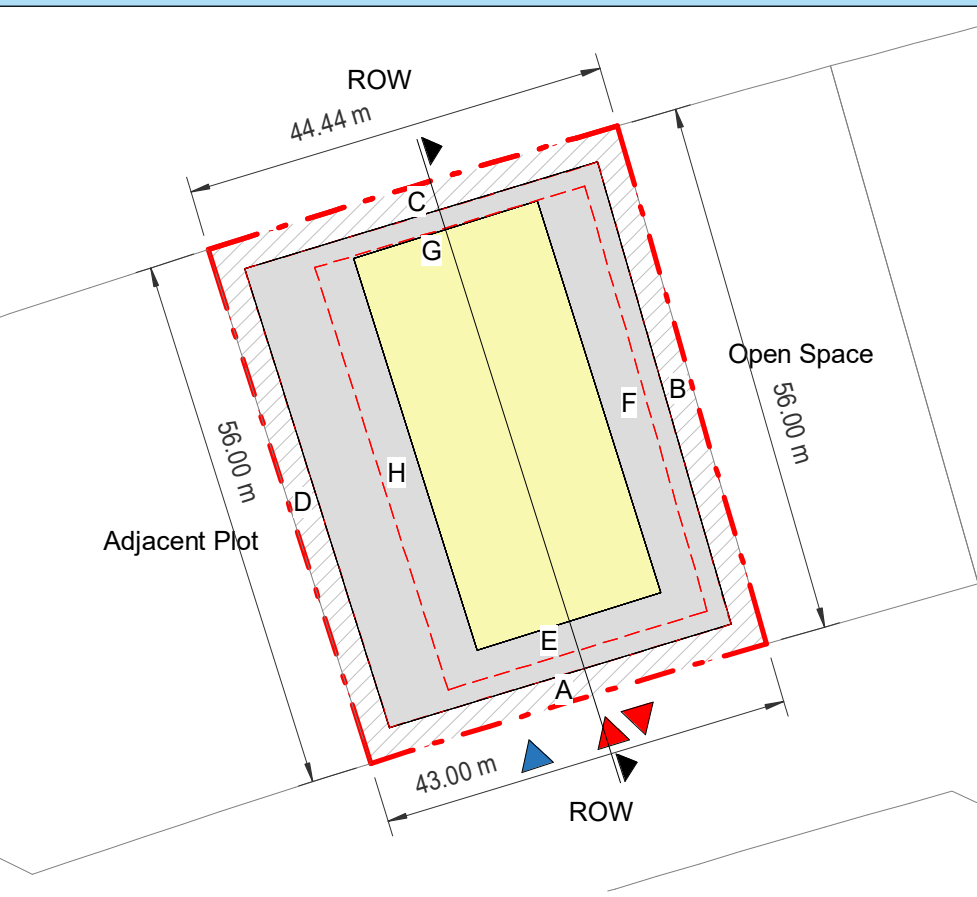
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 area of the building measured on 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.

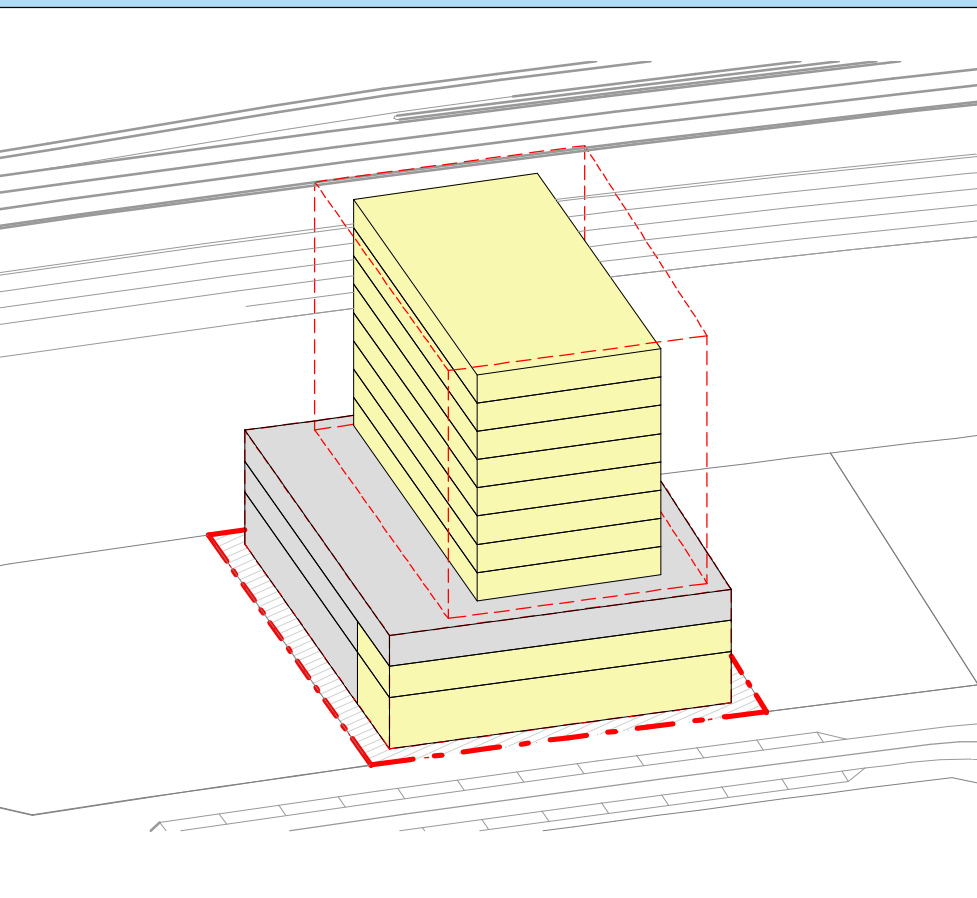
DIA-RE-0102

RESIDENTIAL (APARTMENT)

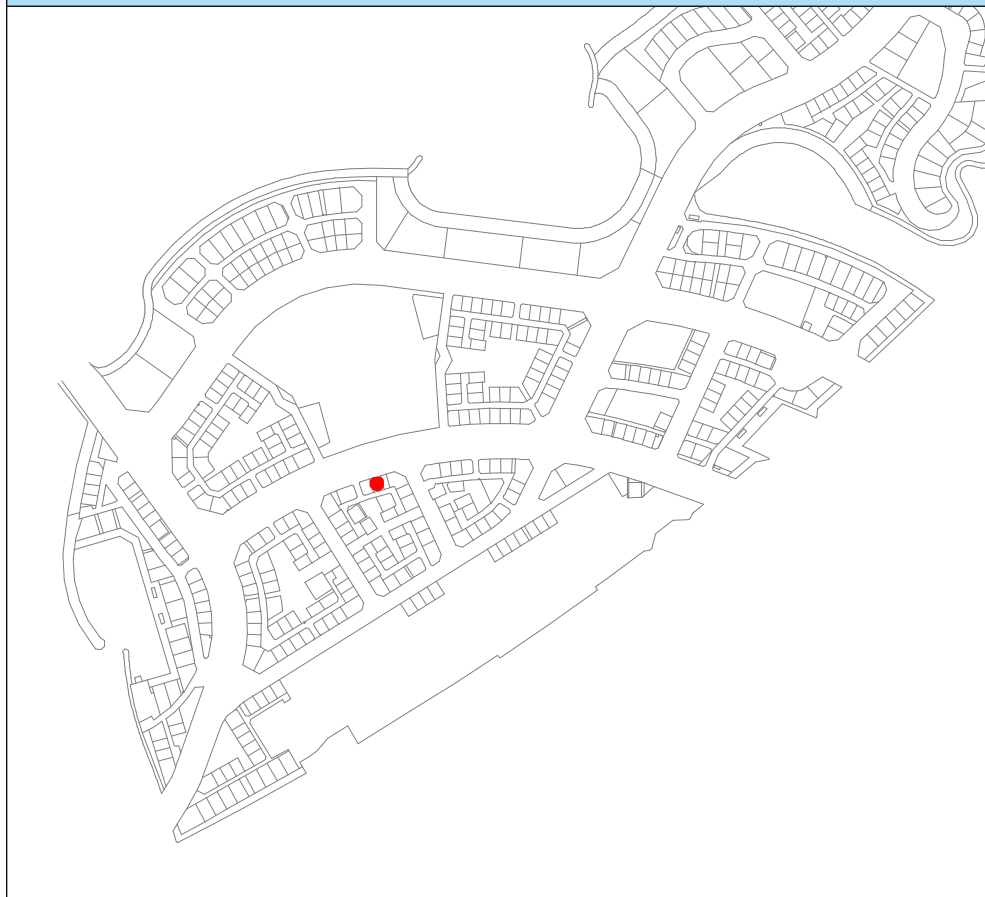
## PLOT PLAN



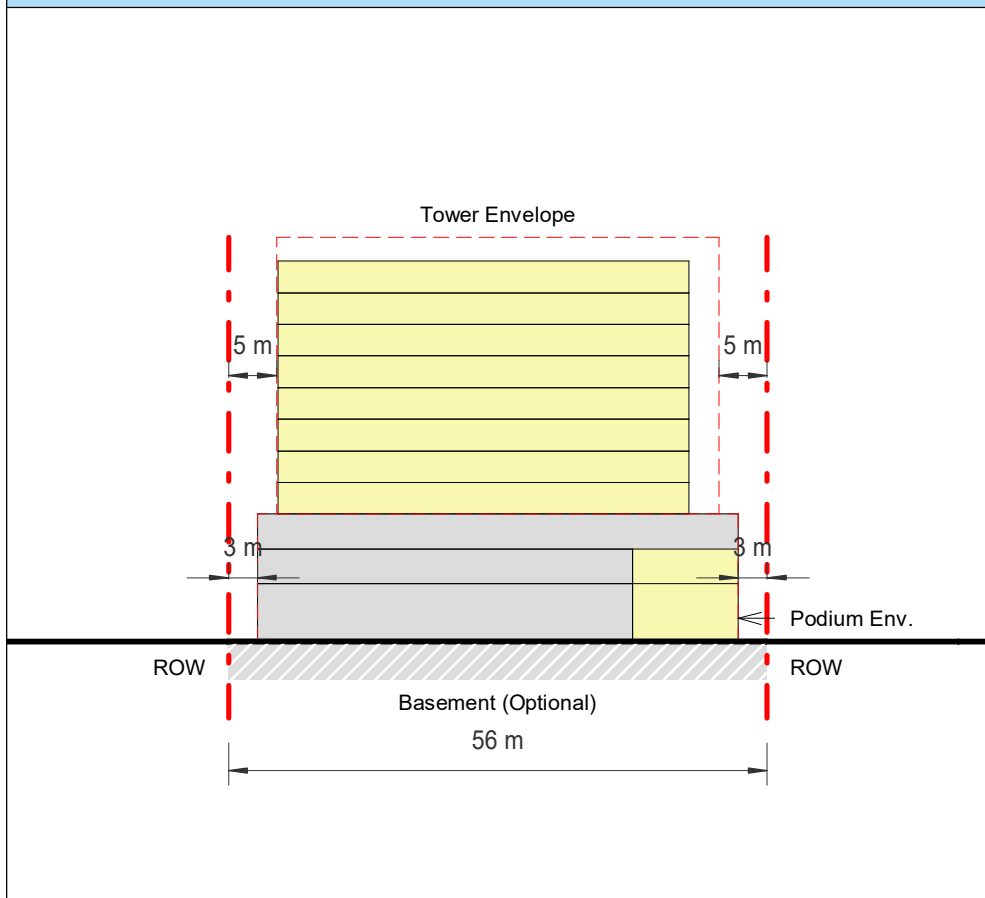
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,276 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	13,384 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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

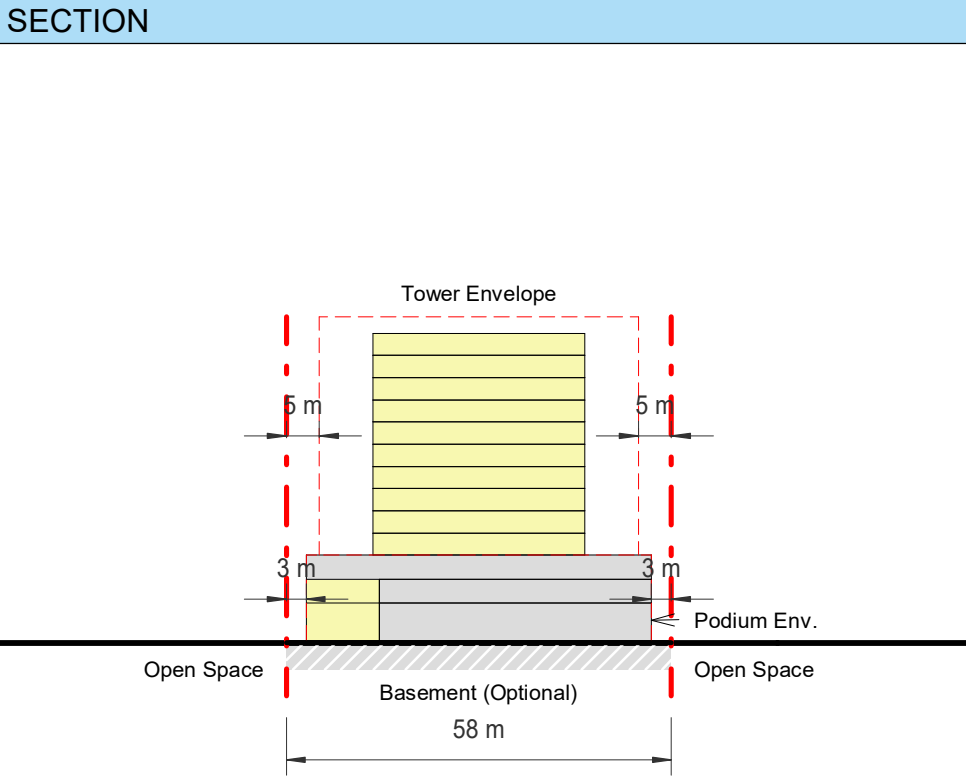
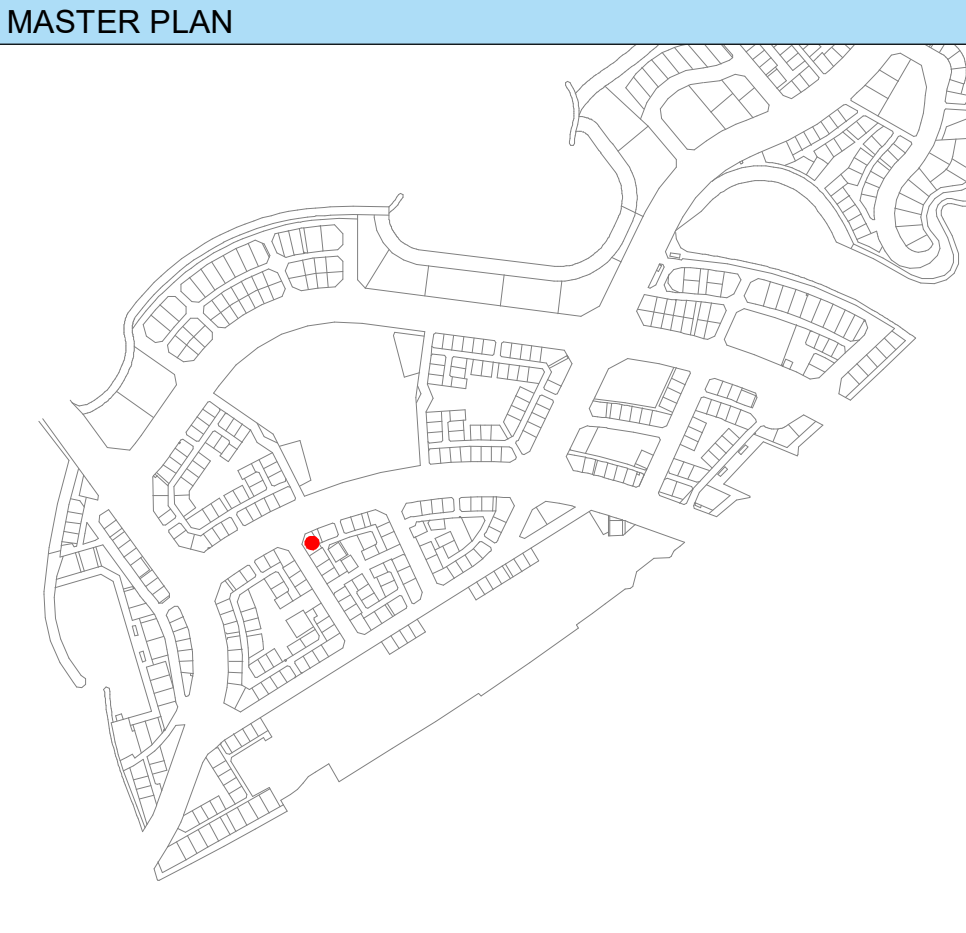
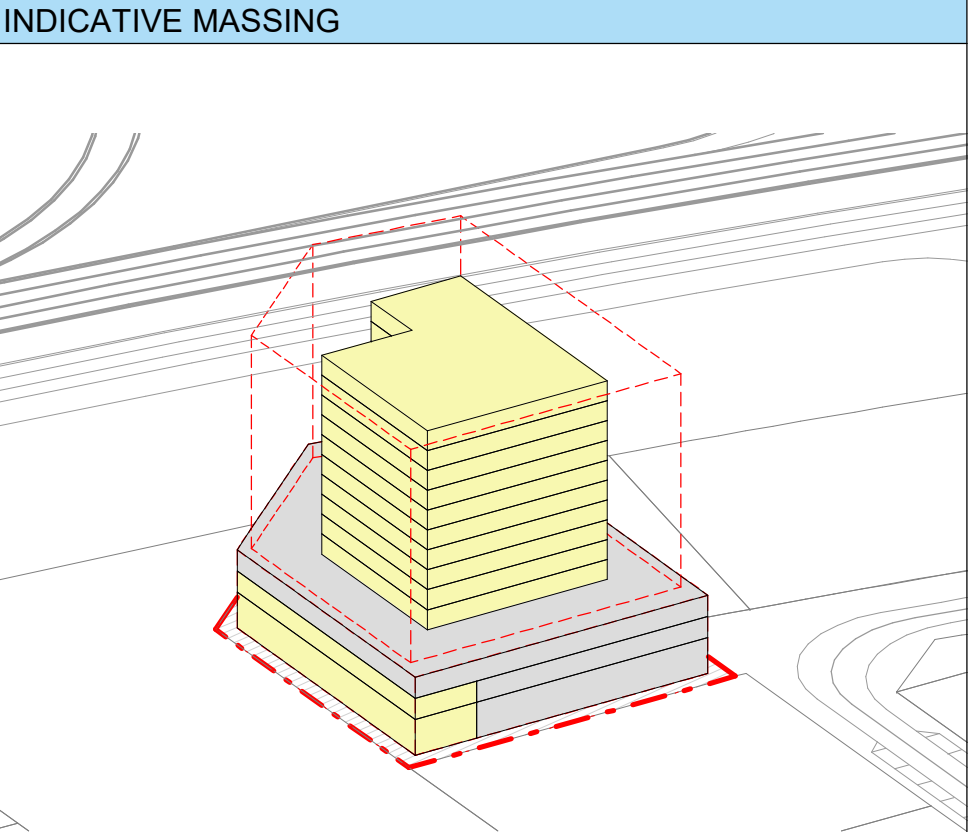
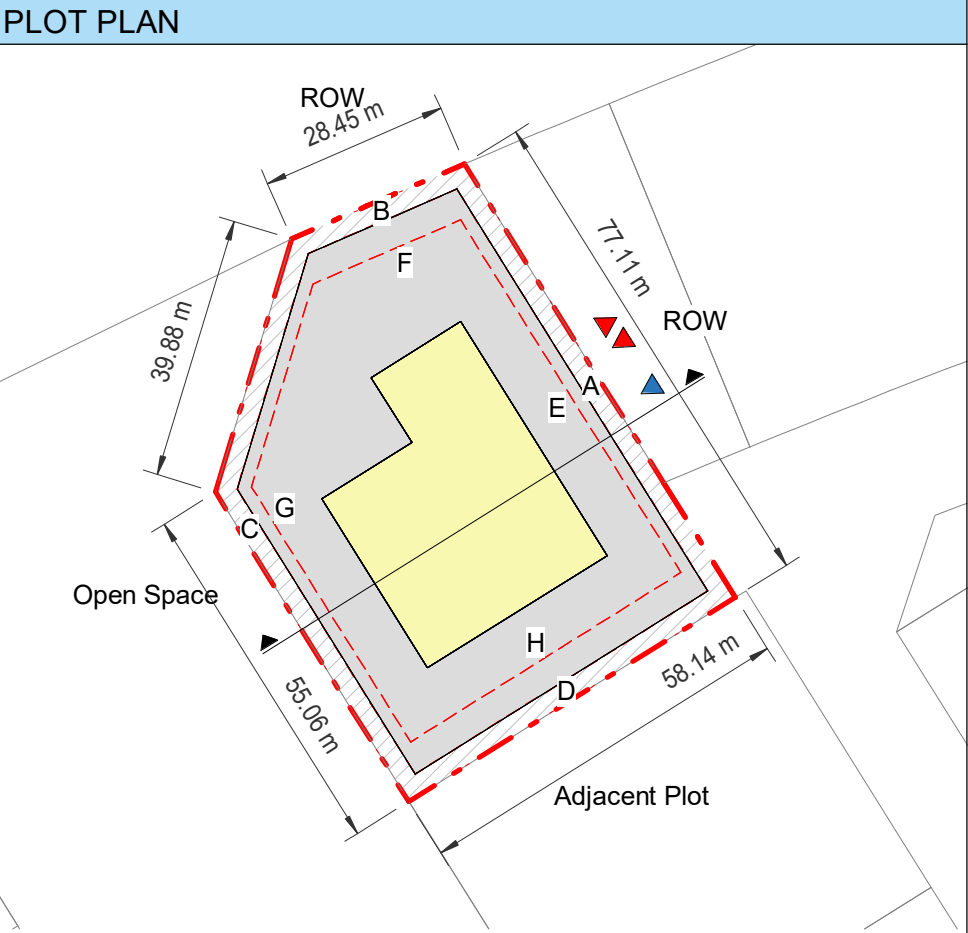
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0105  
RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,531 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,054 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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

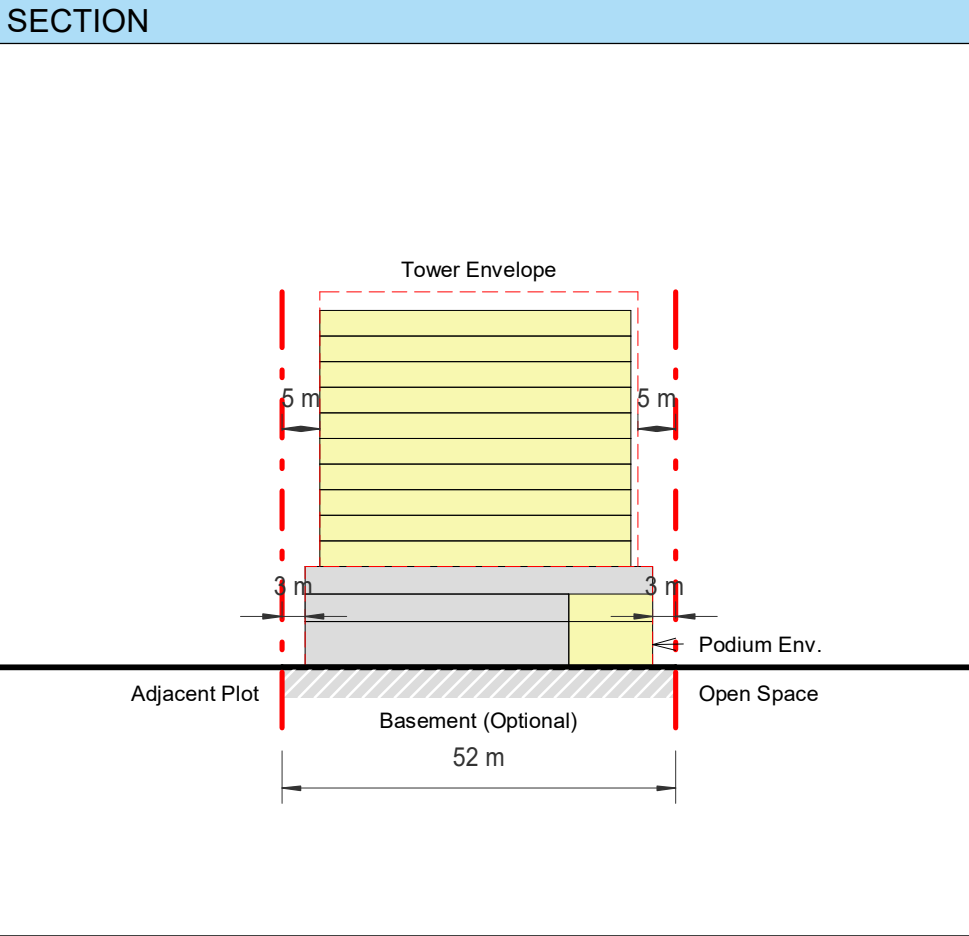
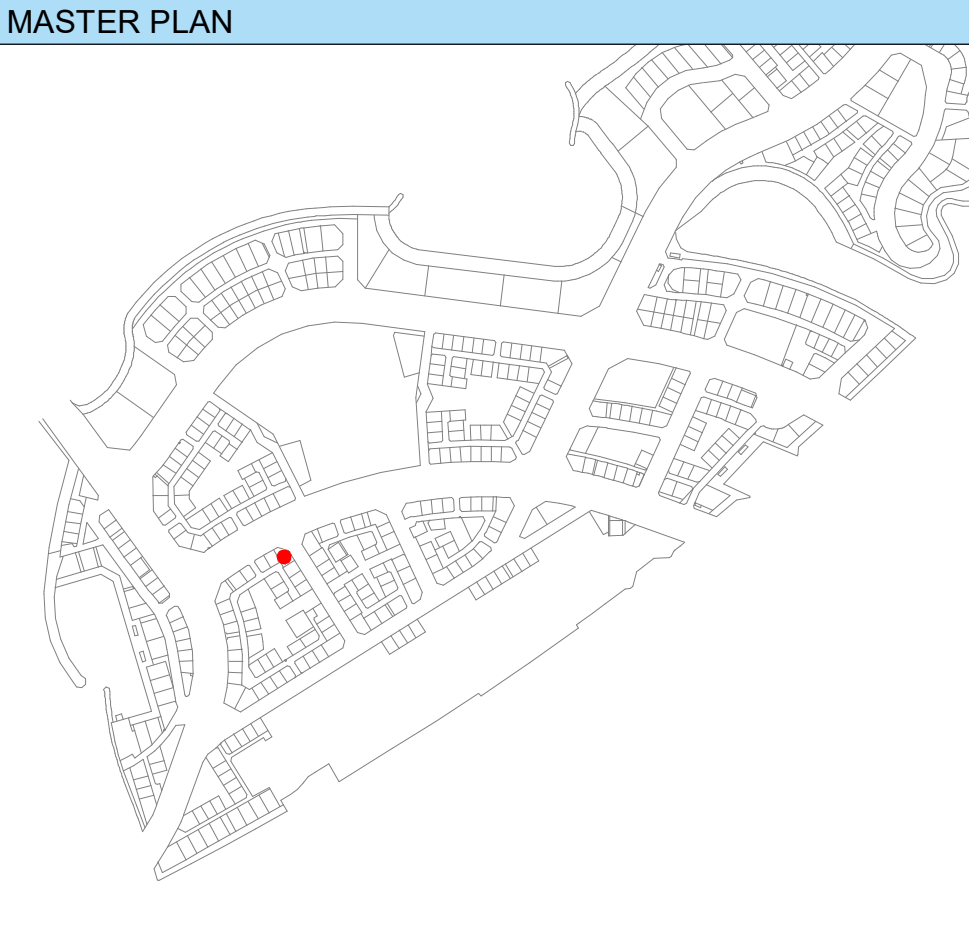
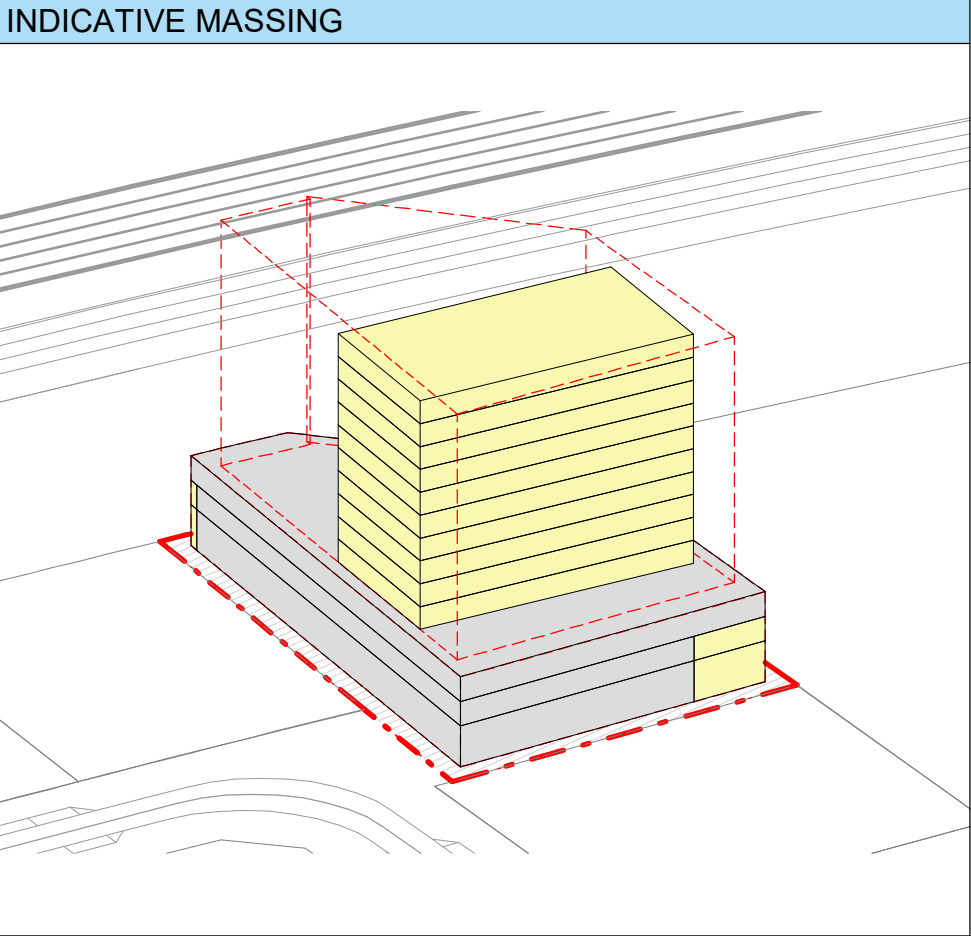
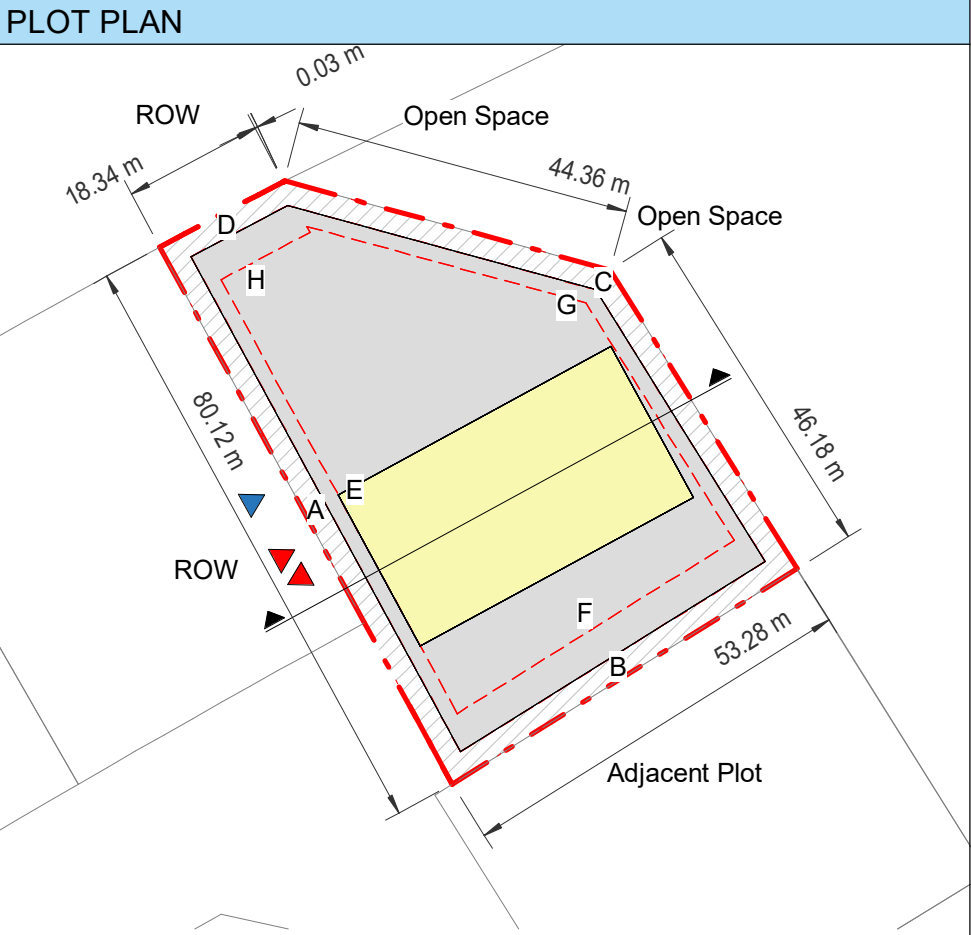
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0106  
RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,455 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,685 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

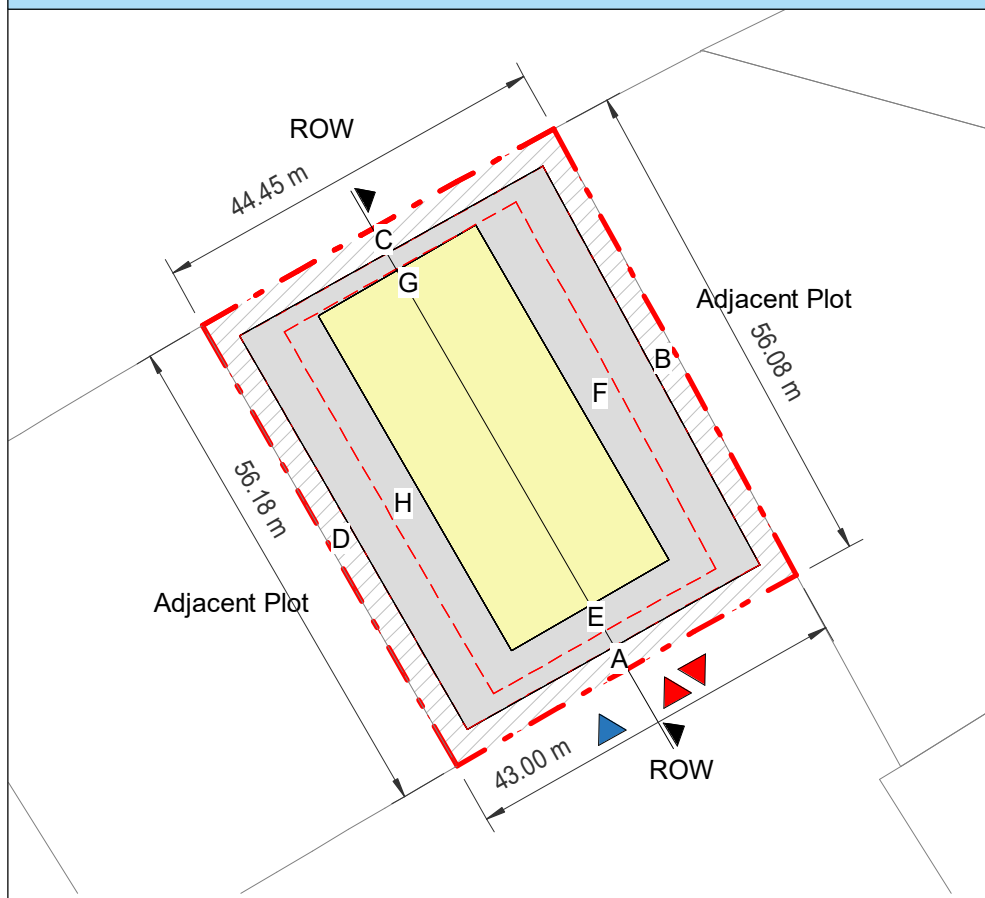
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

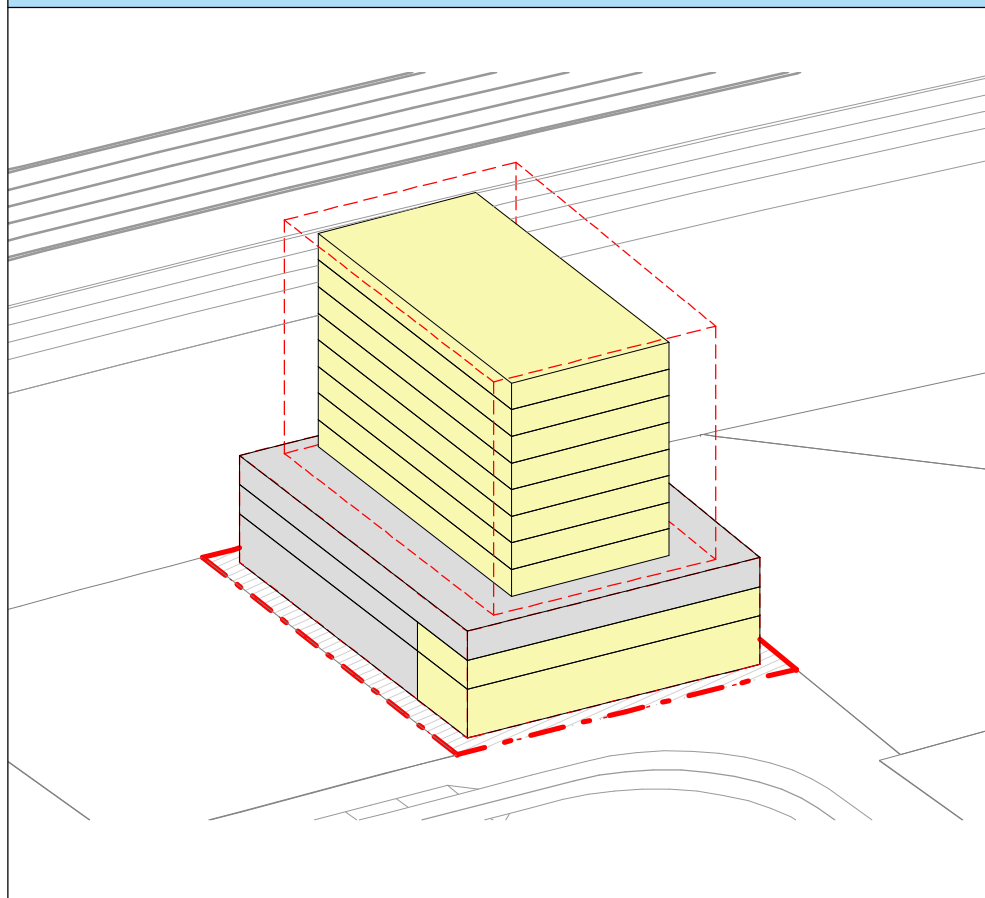
DIA-RE-0107

RESIDENTIAL (APARTMENT)

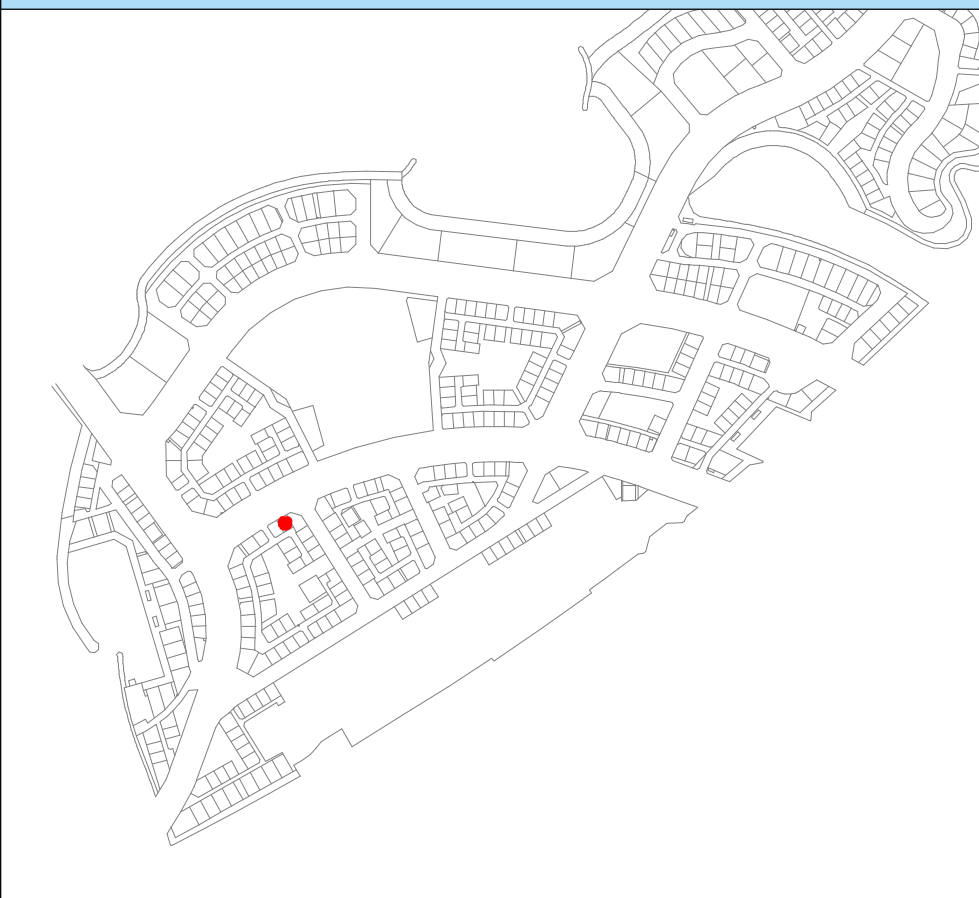
## PLOT PLAN



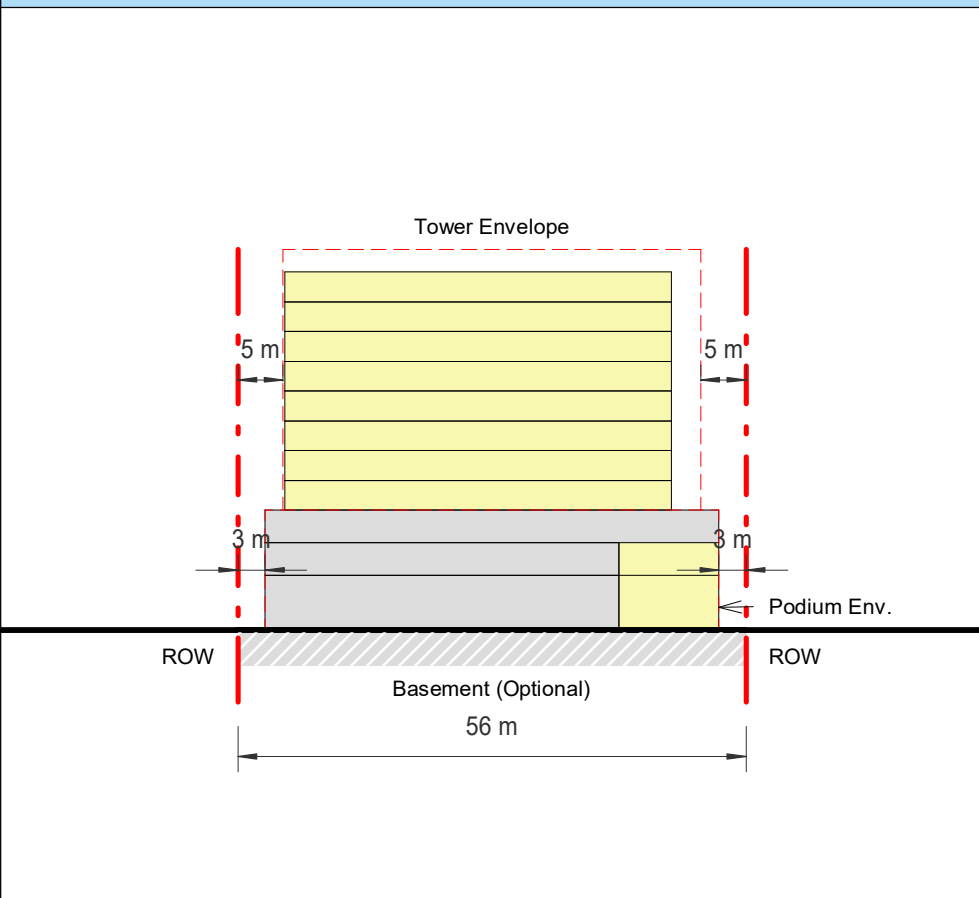
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,110 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,734 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

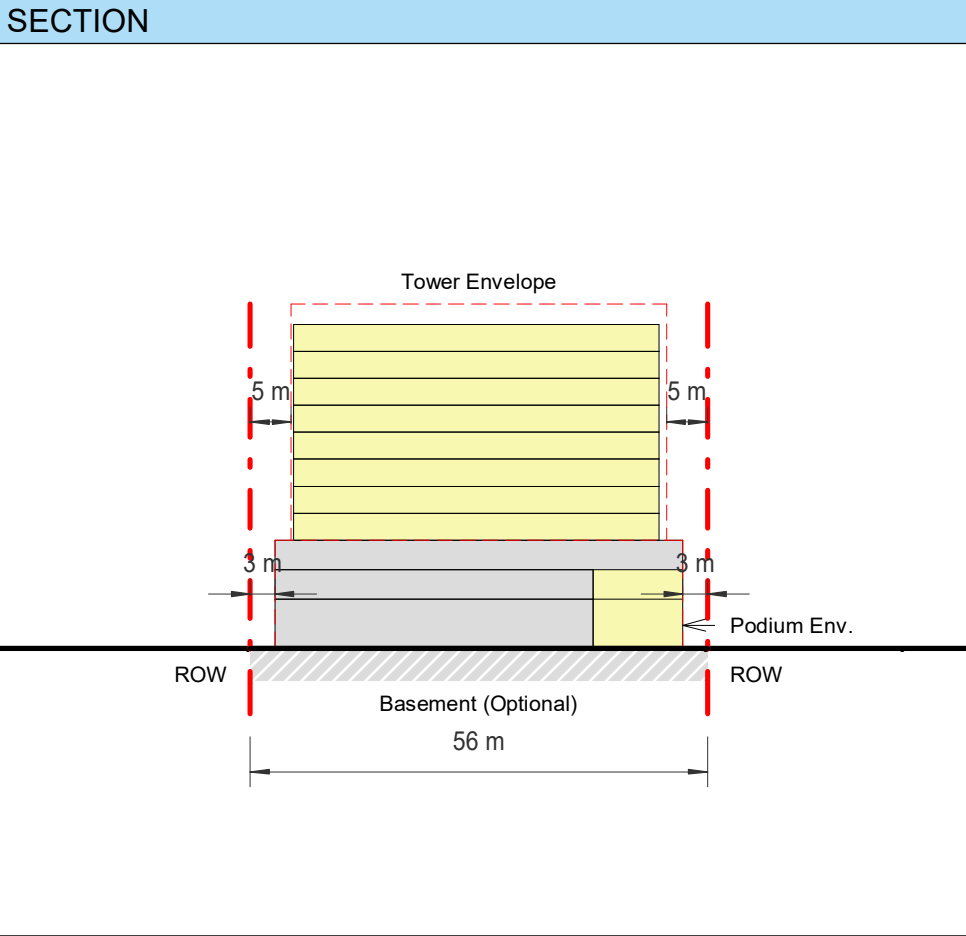
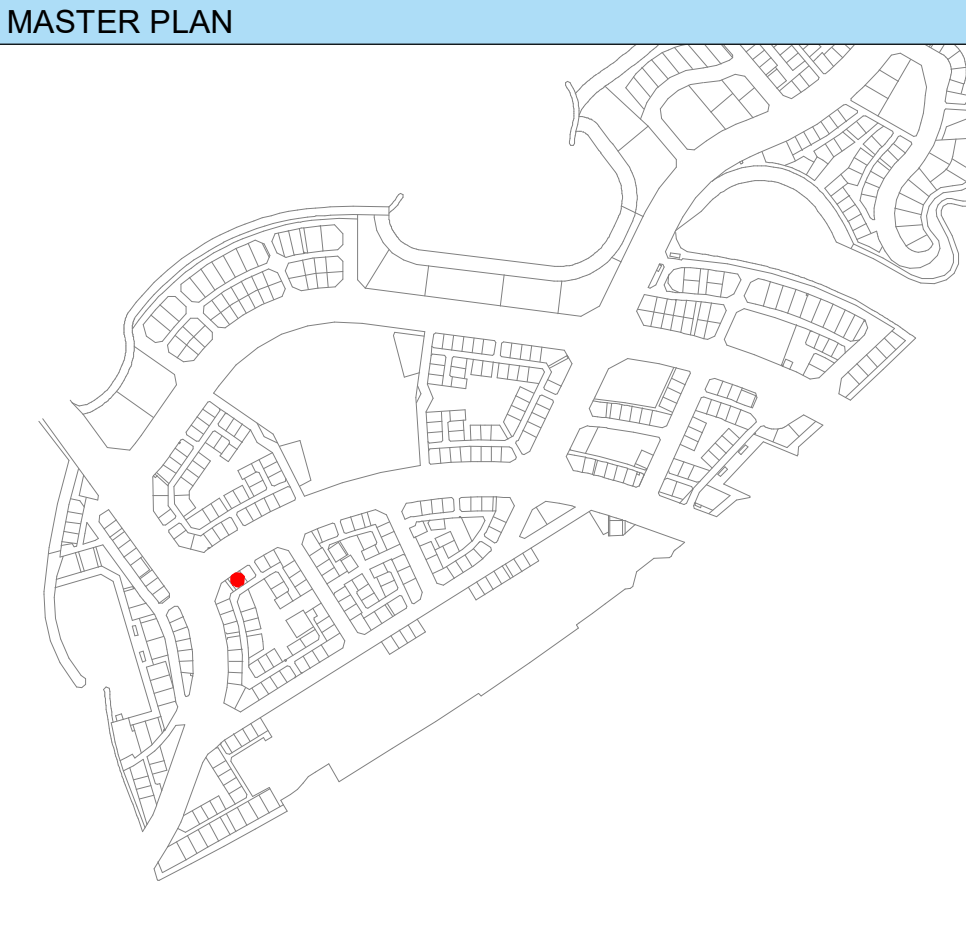
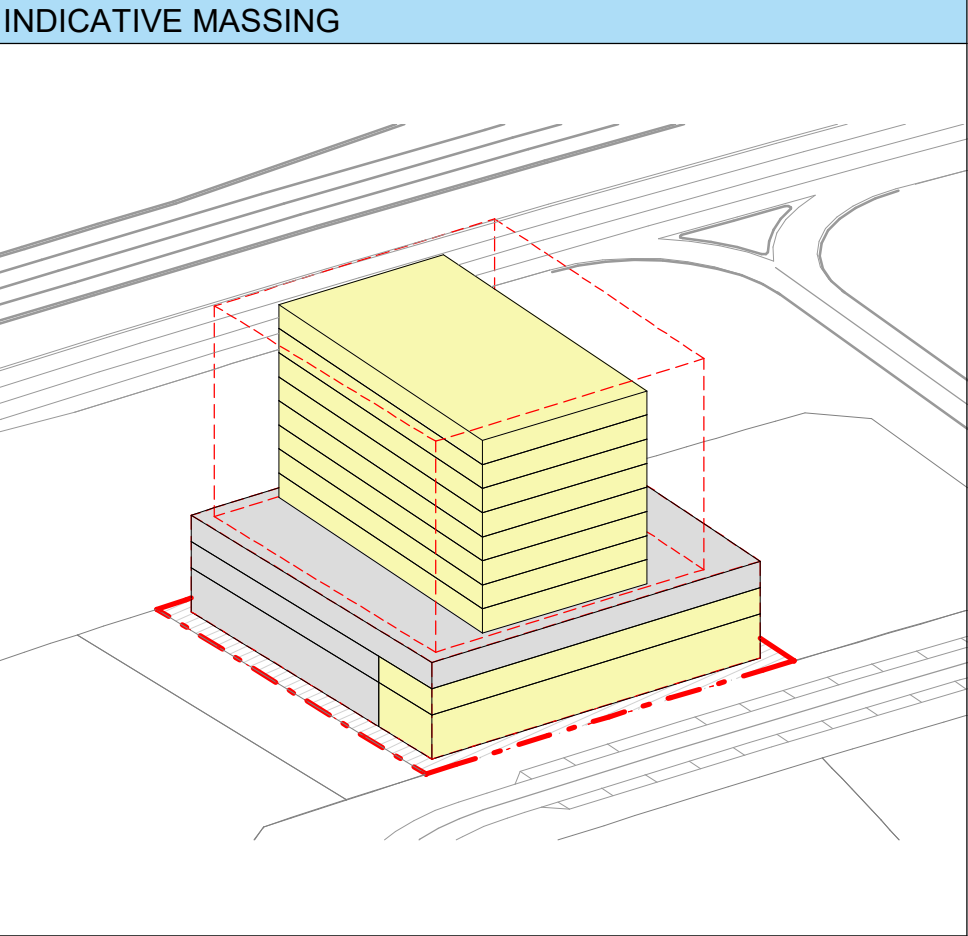
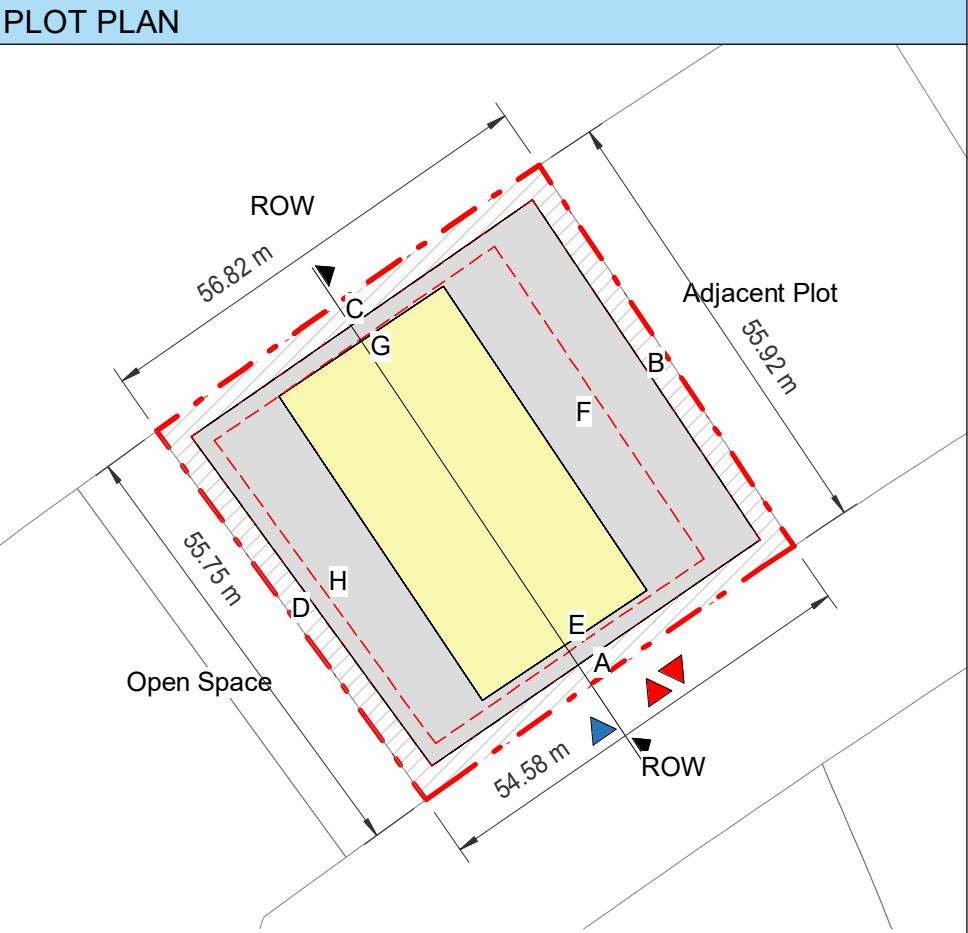
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0110

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,695 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	13,488 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

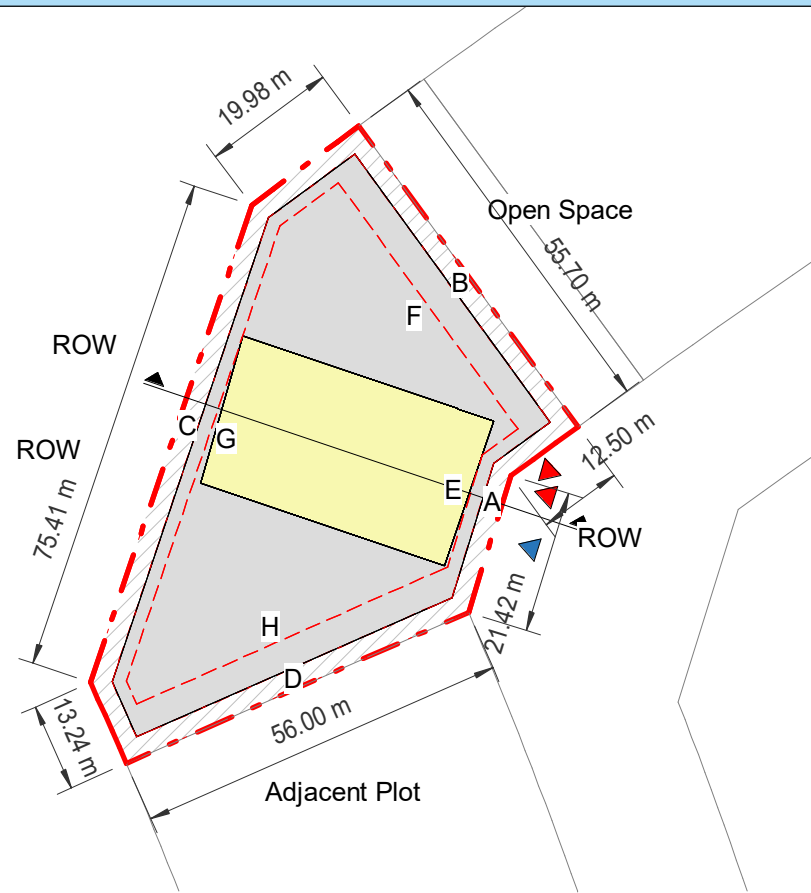
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

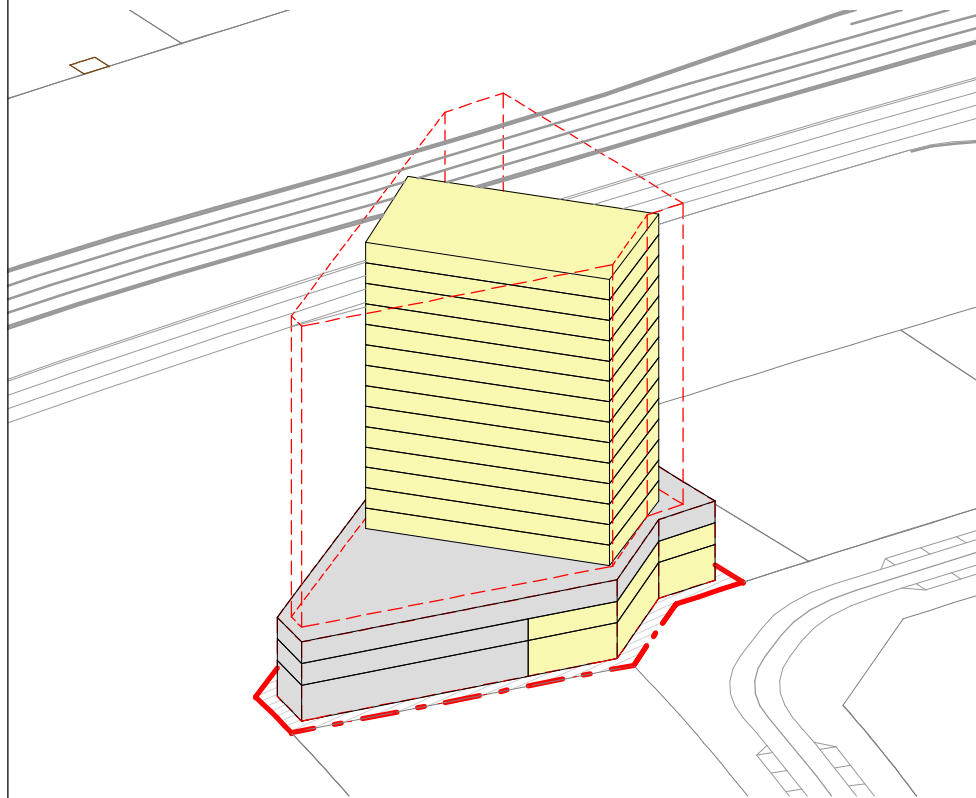
DIA-RE-0111

RESIDENTIAL (APARTMENT)

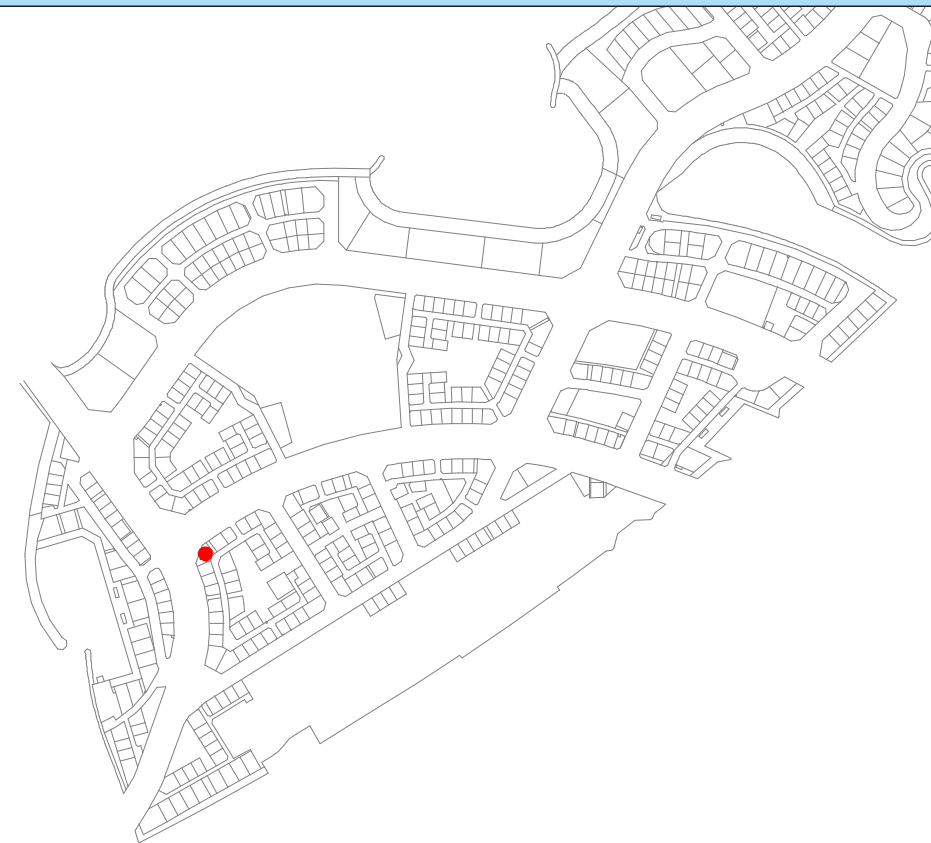
## PLOT PLAN



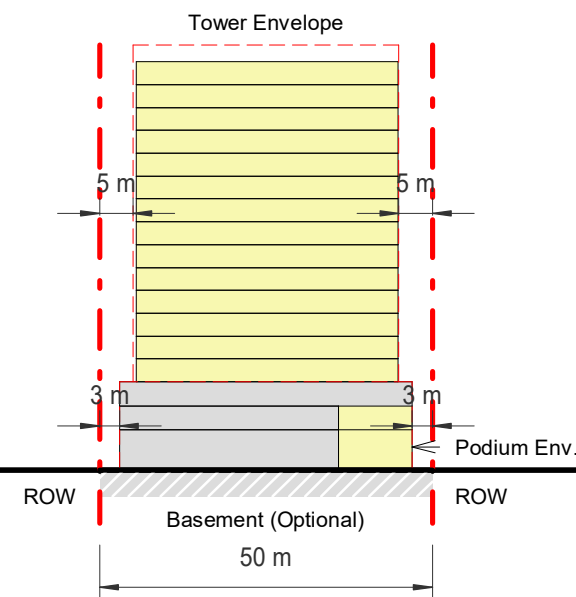
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,538 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,943 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>           |
|  | <div style="background-color: #e0f0ff; padding: 5px; border: 1px solid black;"> <h3 style="margin: 0;">Energy Condition</h3> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> </div> |

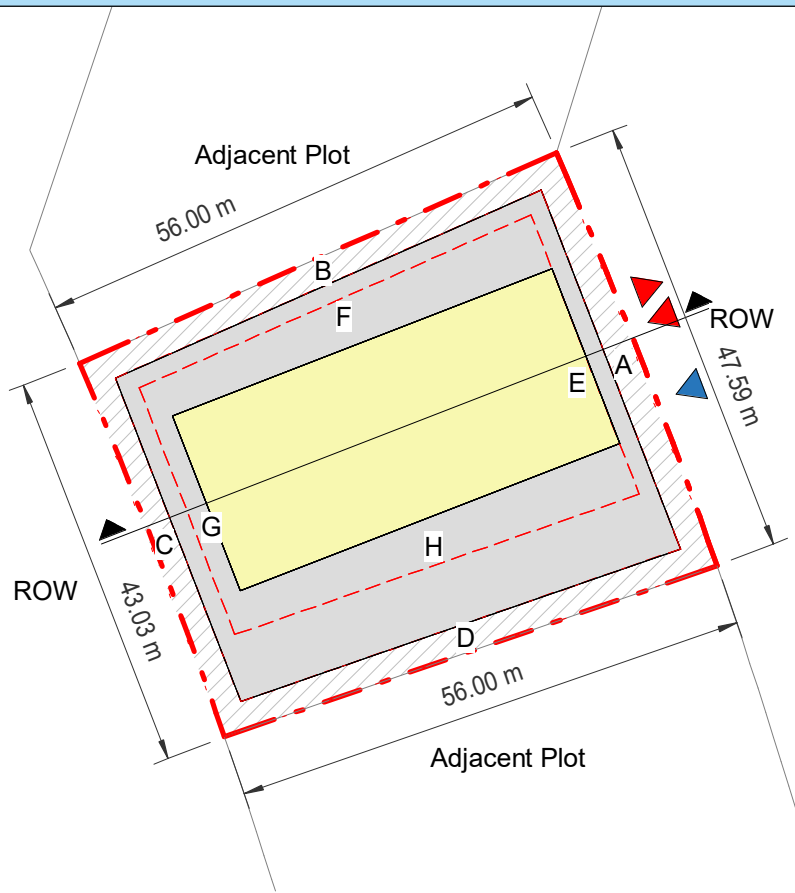
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

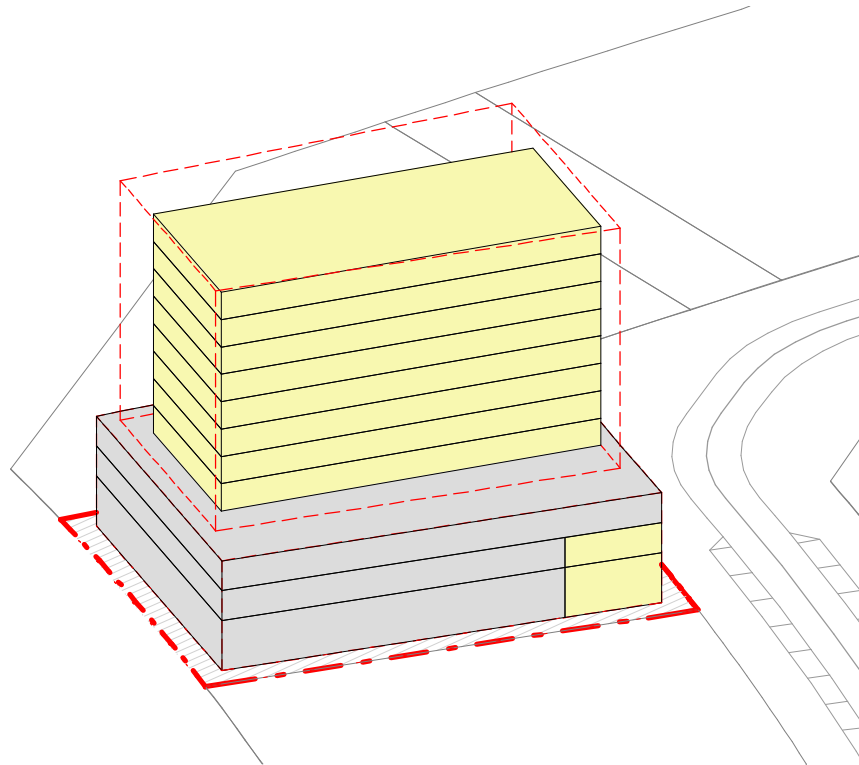
DIA-RE-0112

RESIDENTIAL (APARTMENT)

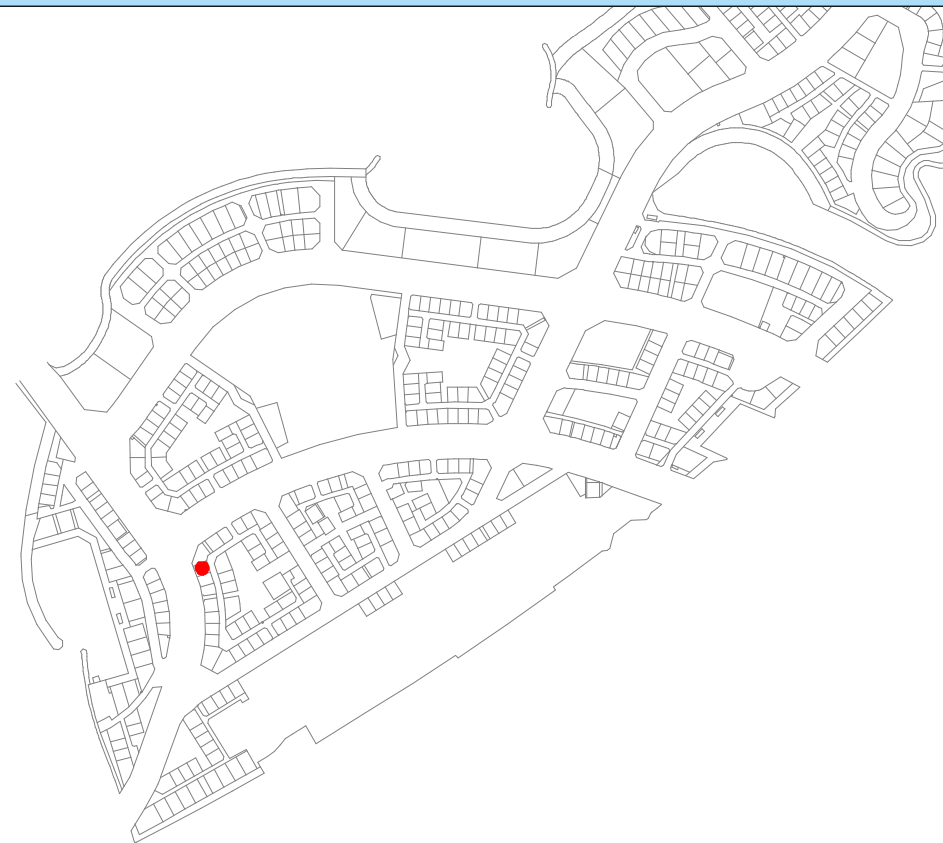
## PLOT PLAN



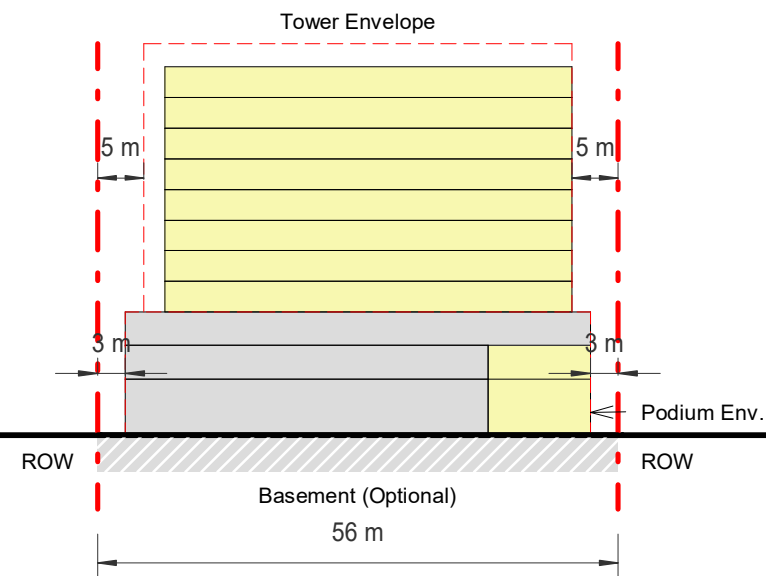
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,896 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

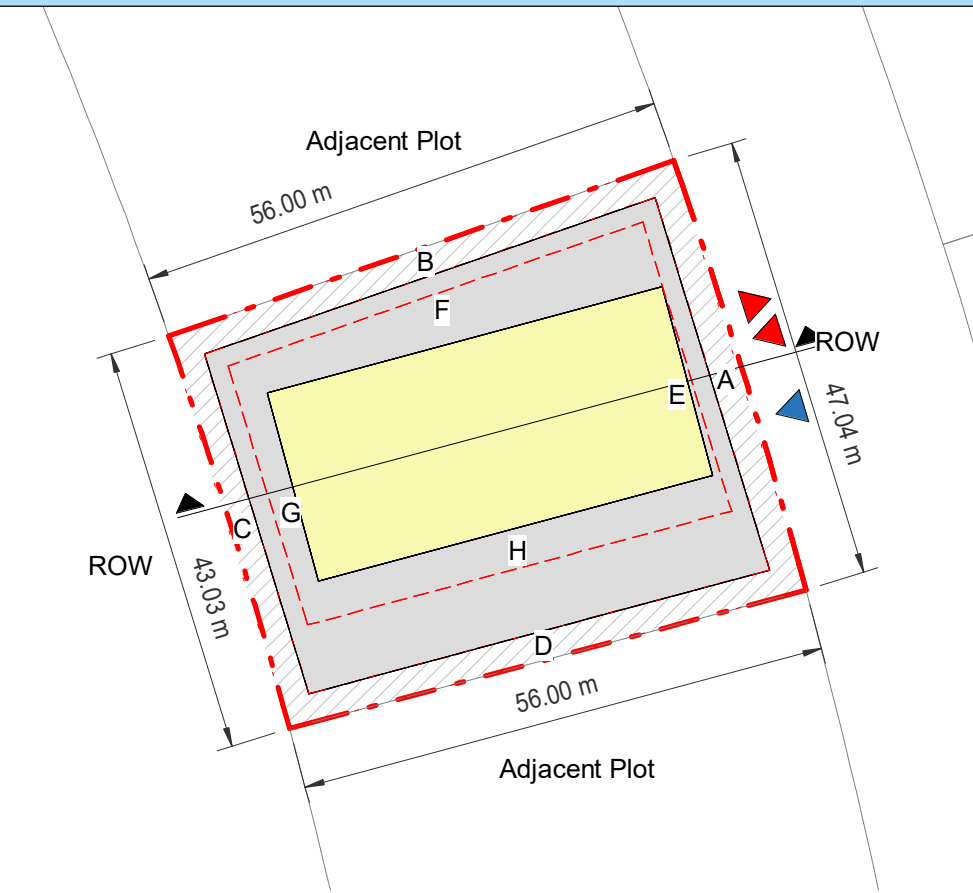
Notes:

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

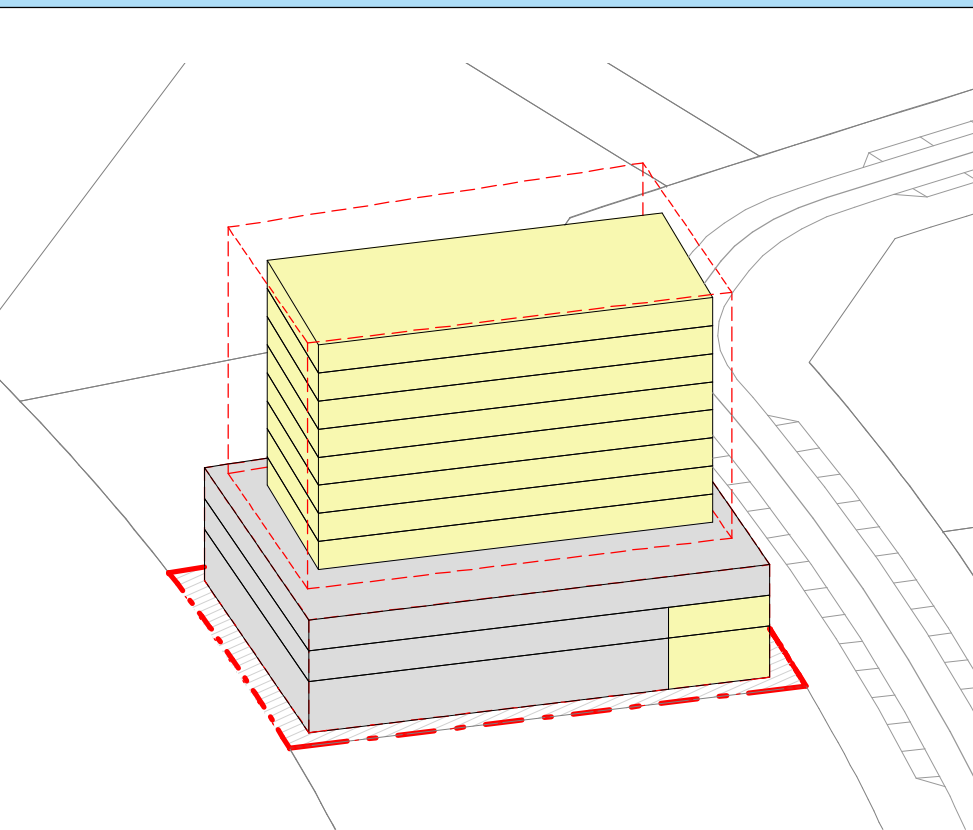
DIA-RE-0113

RESIDENTIAL (APARTMENT)

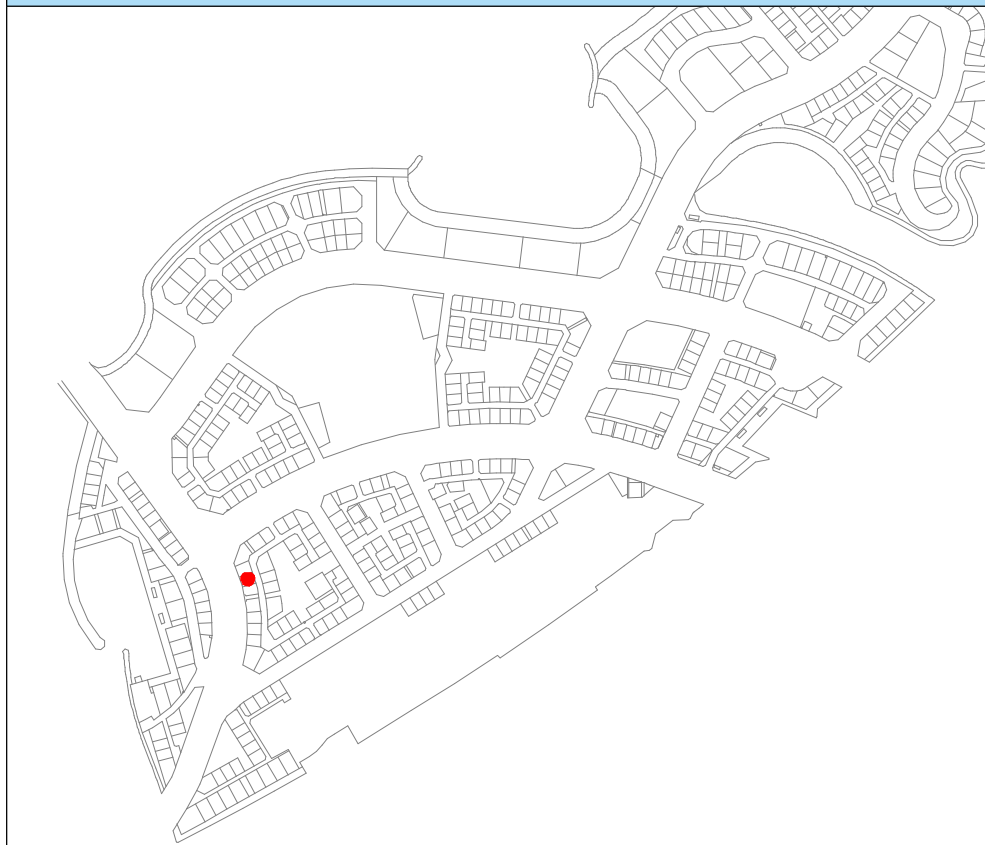
## PLOT PLAN



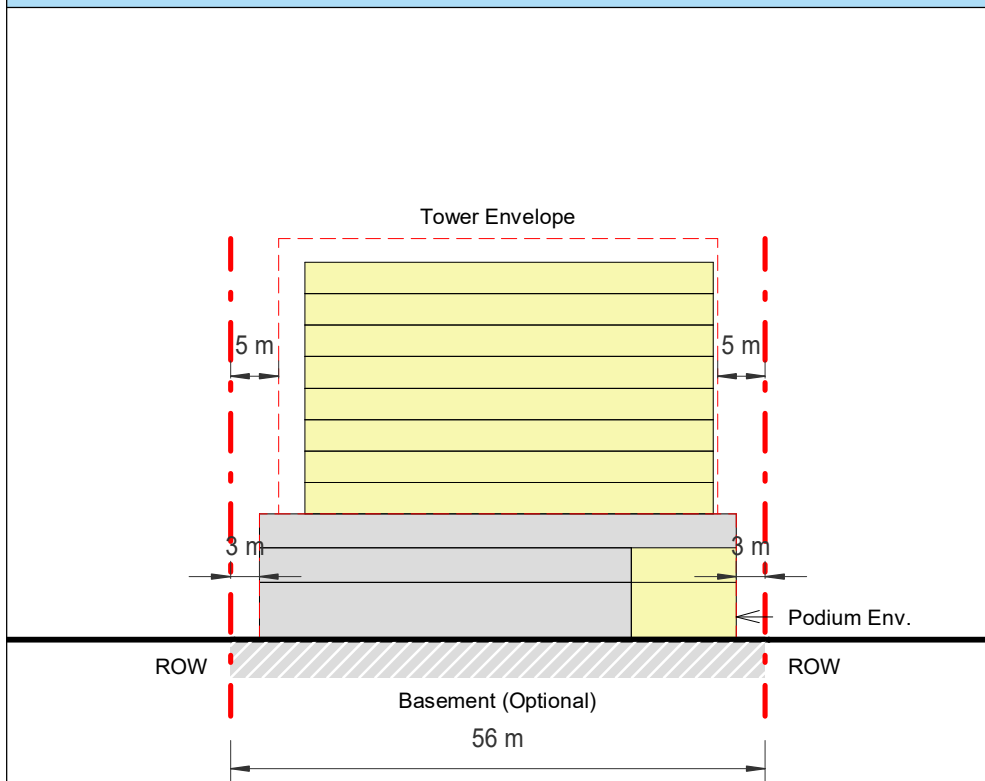
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,239 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,008 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- 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:

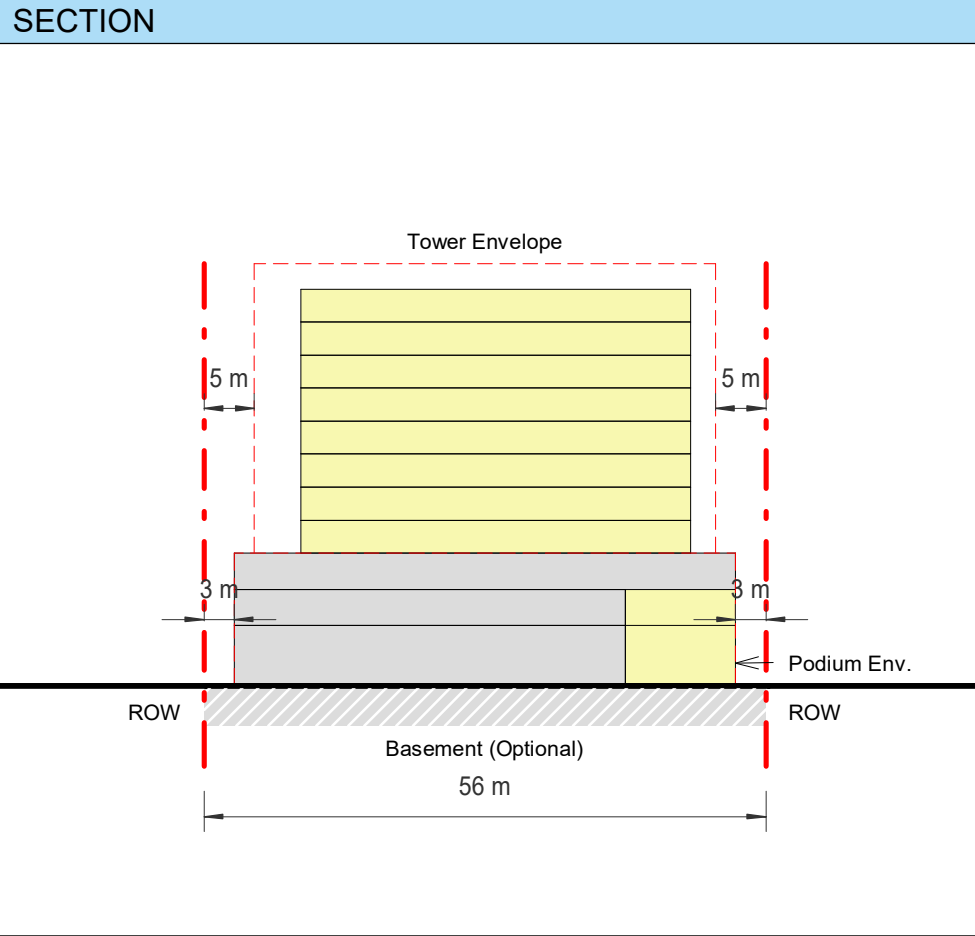
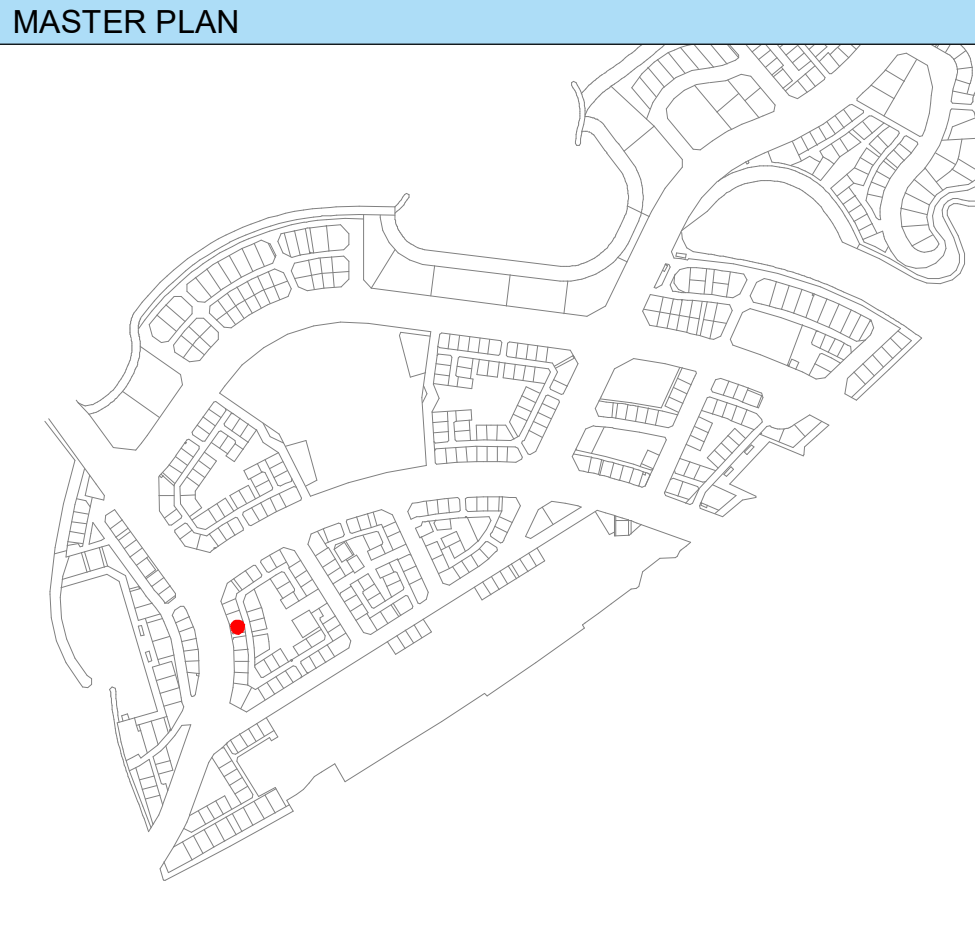
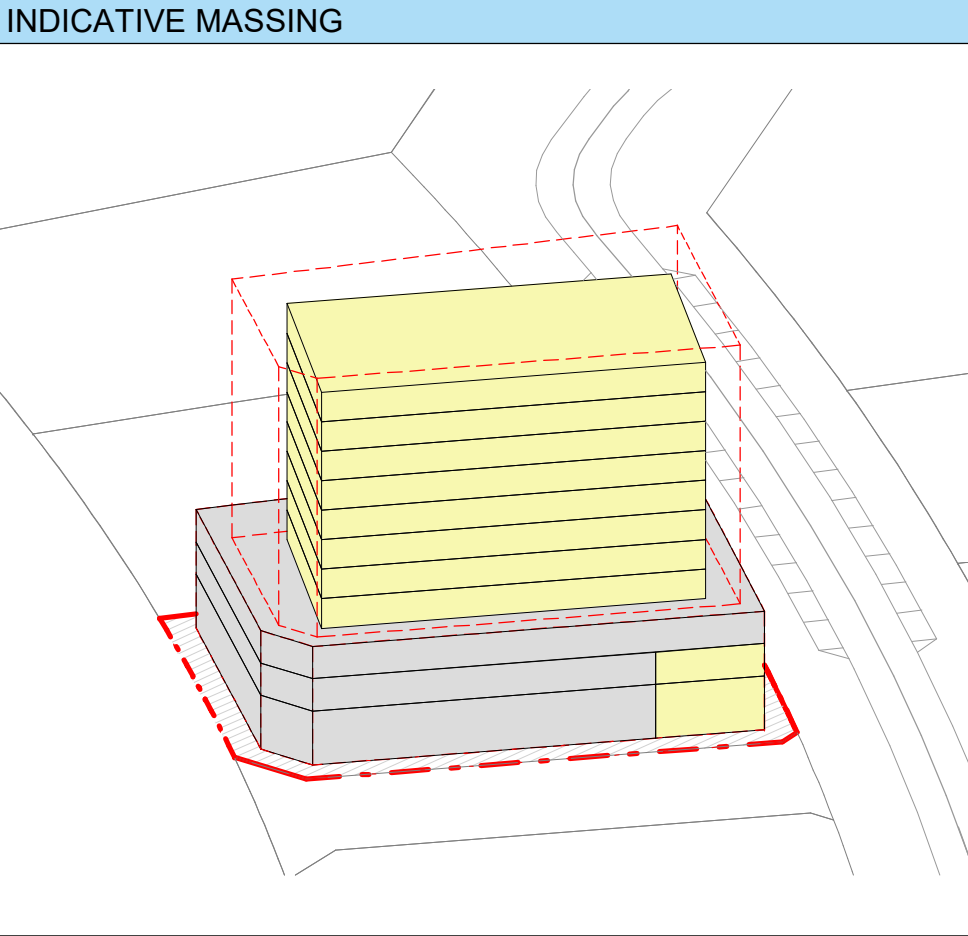
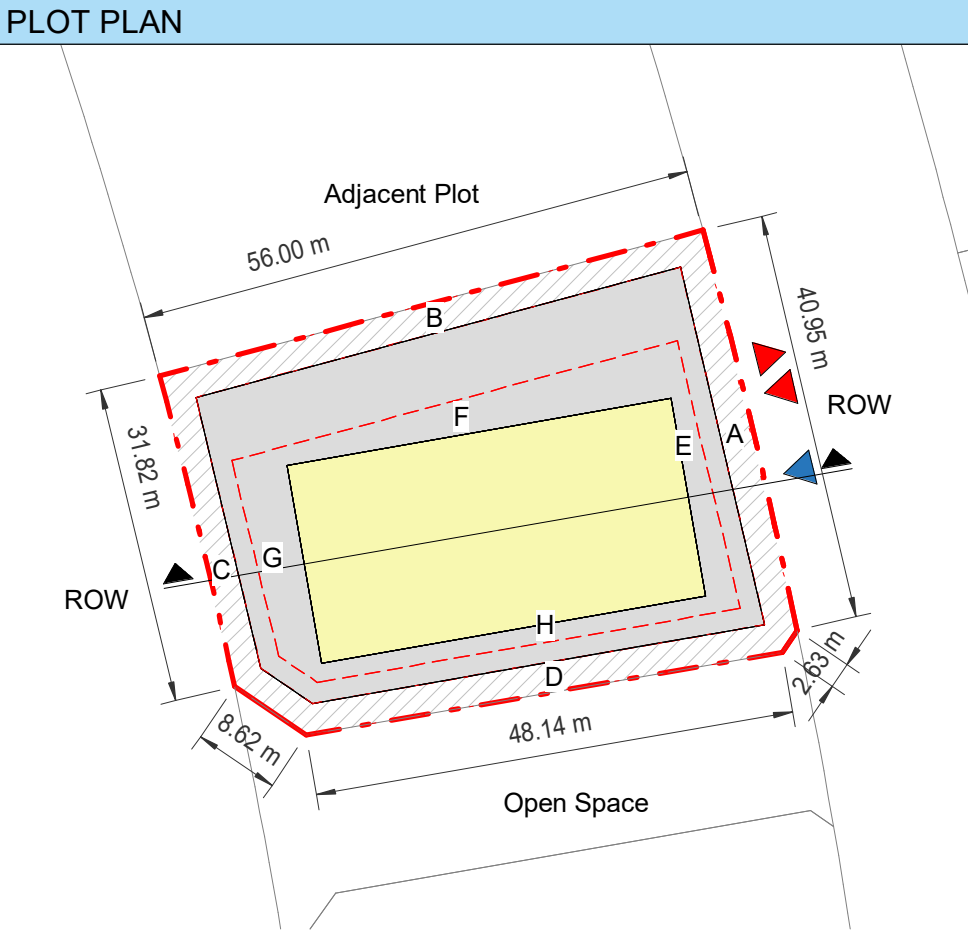
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0114

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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,879 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,012 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

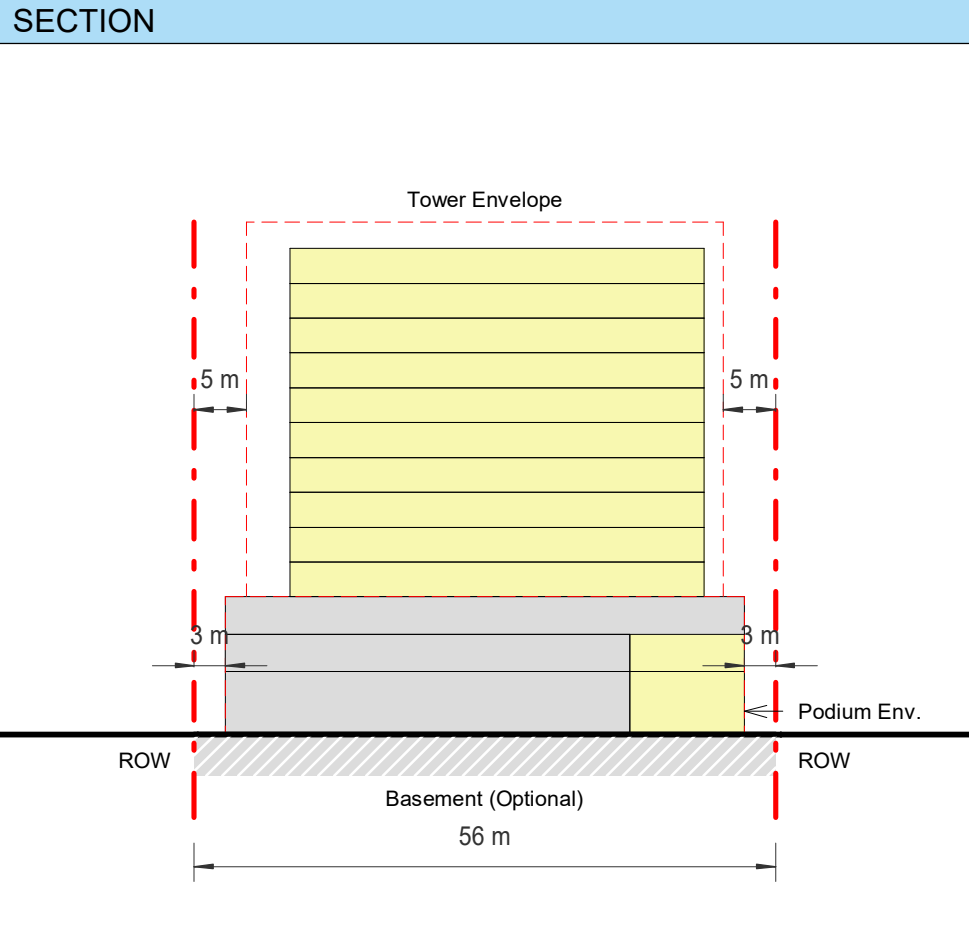
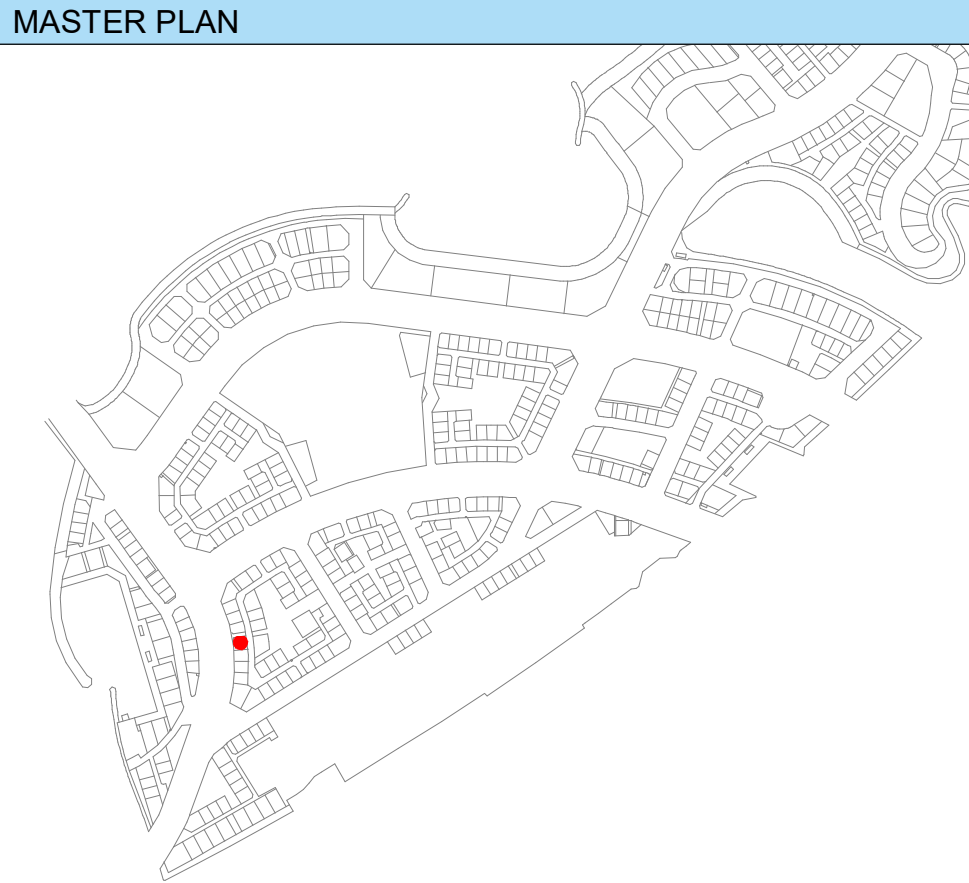
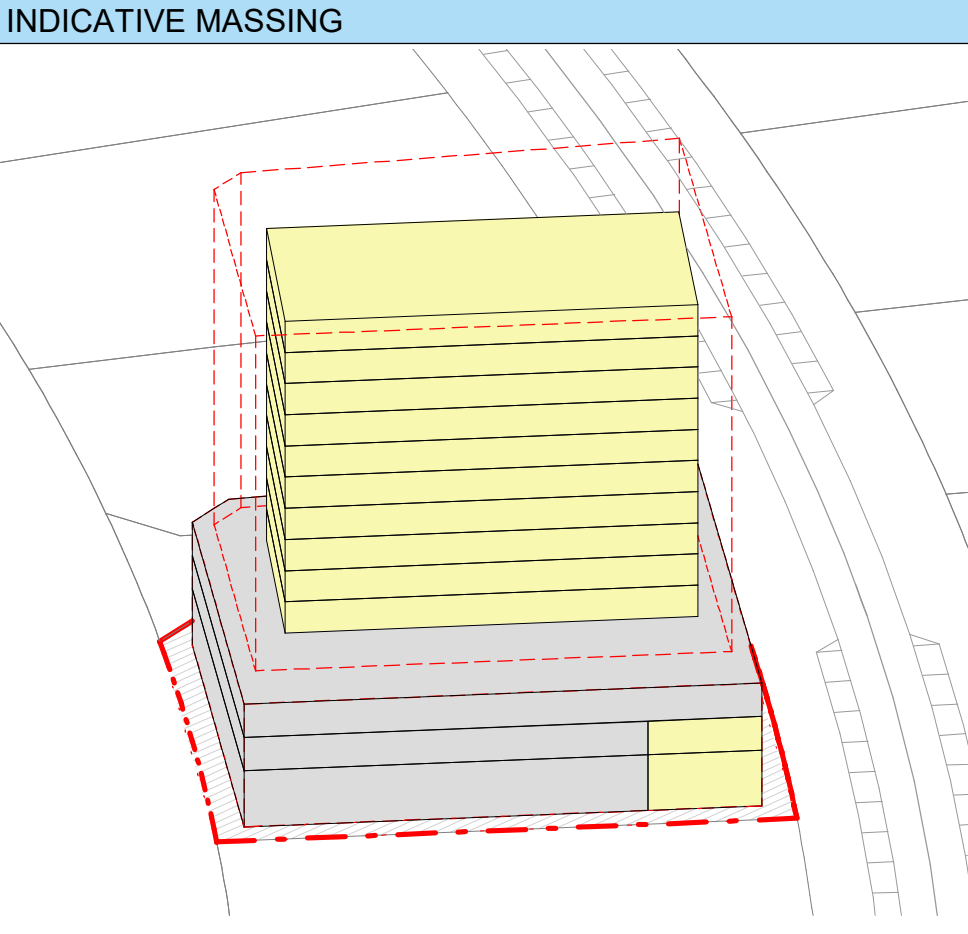
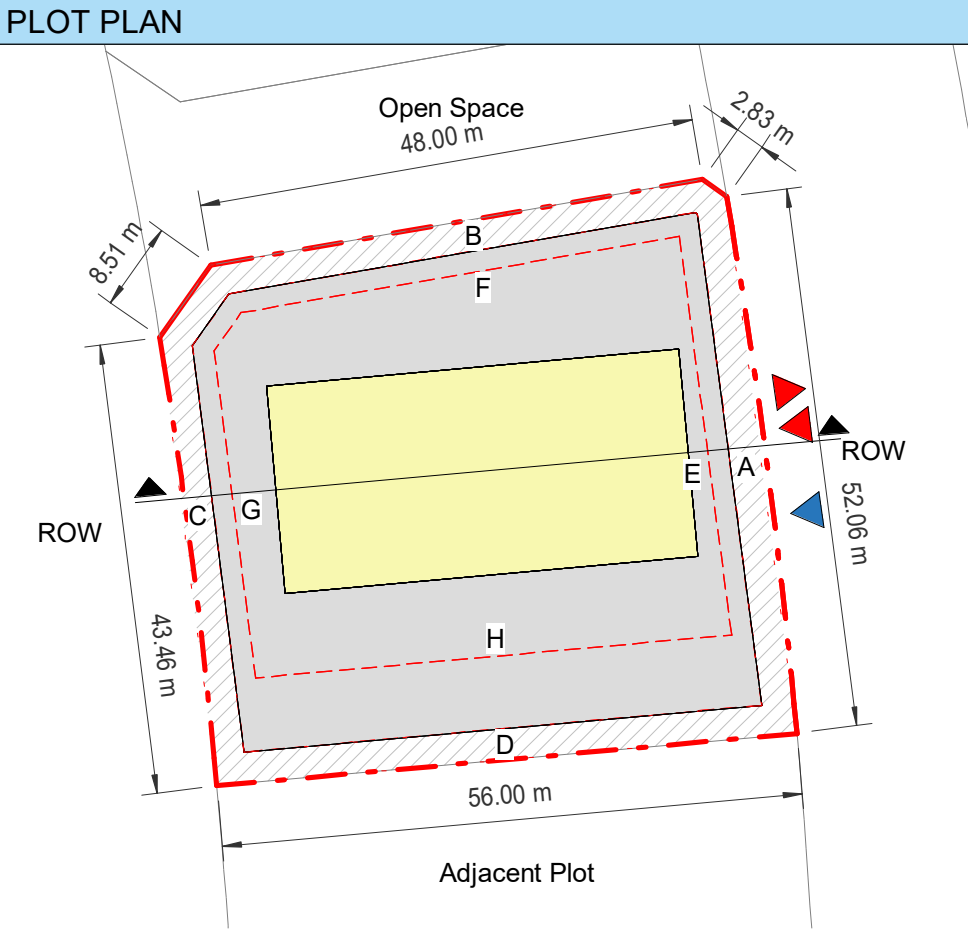
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0115

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,896 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

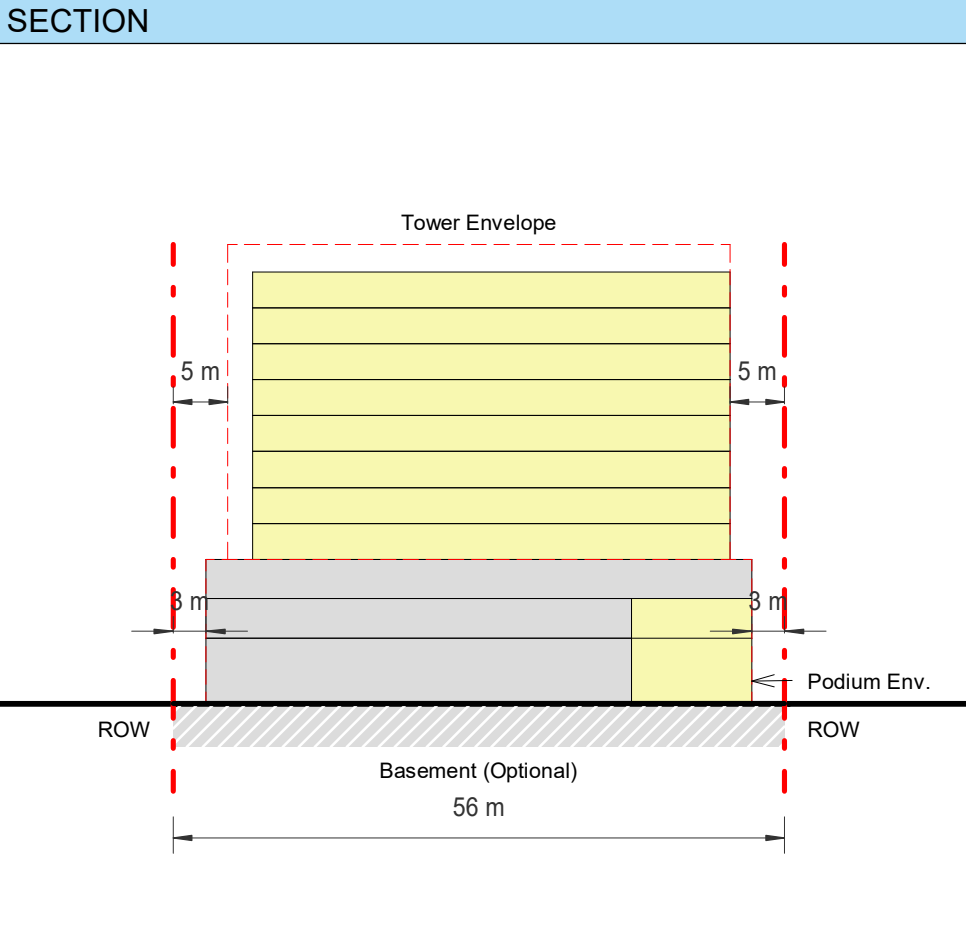
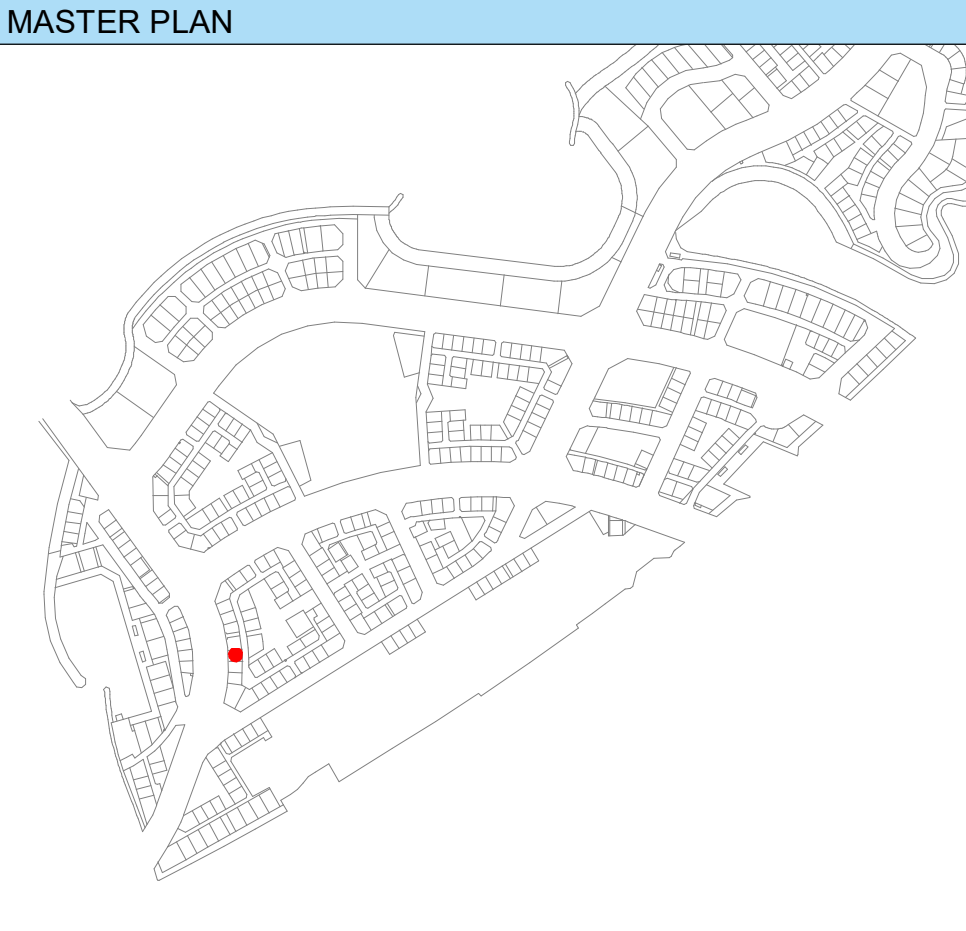
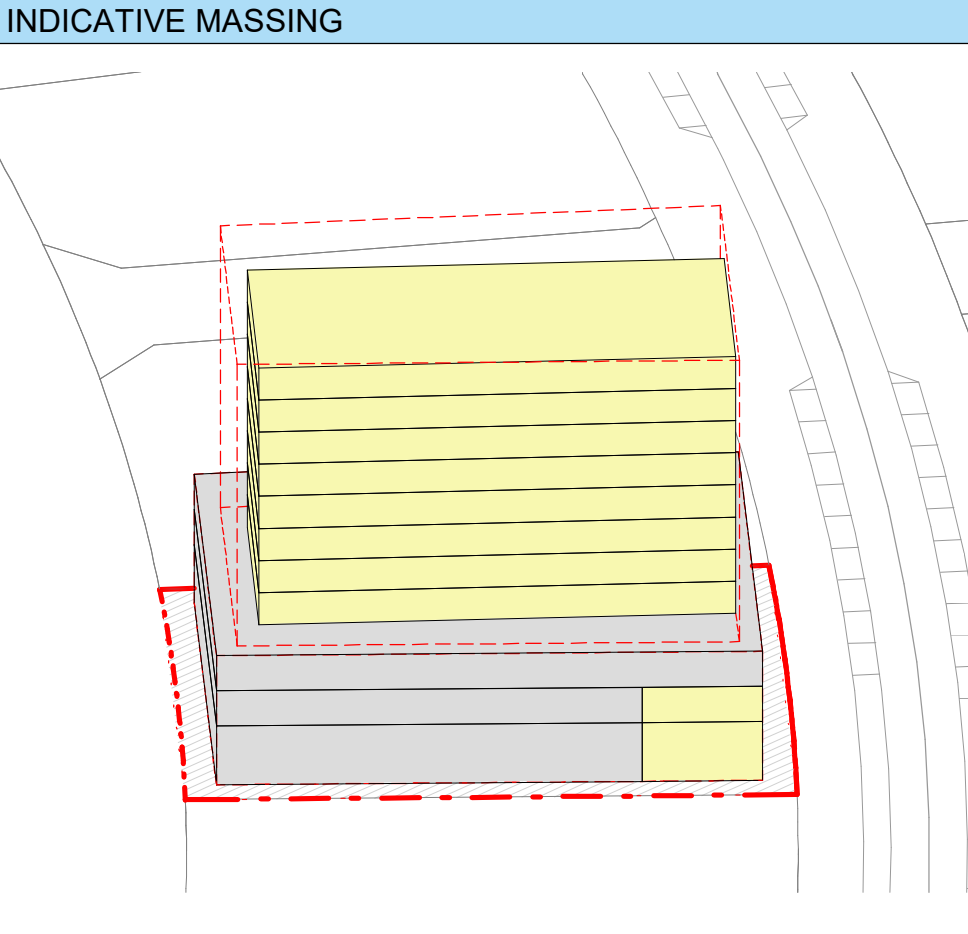
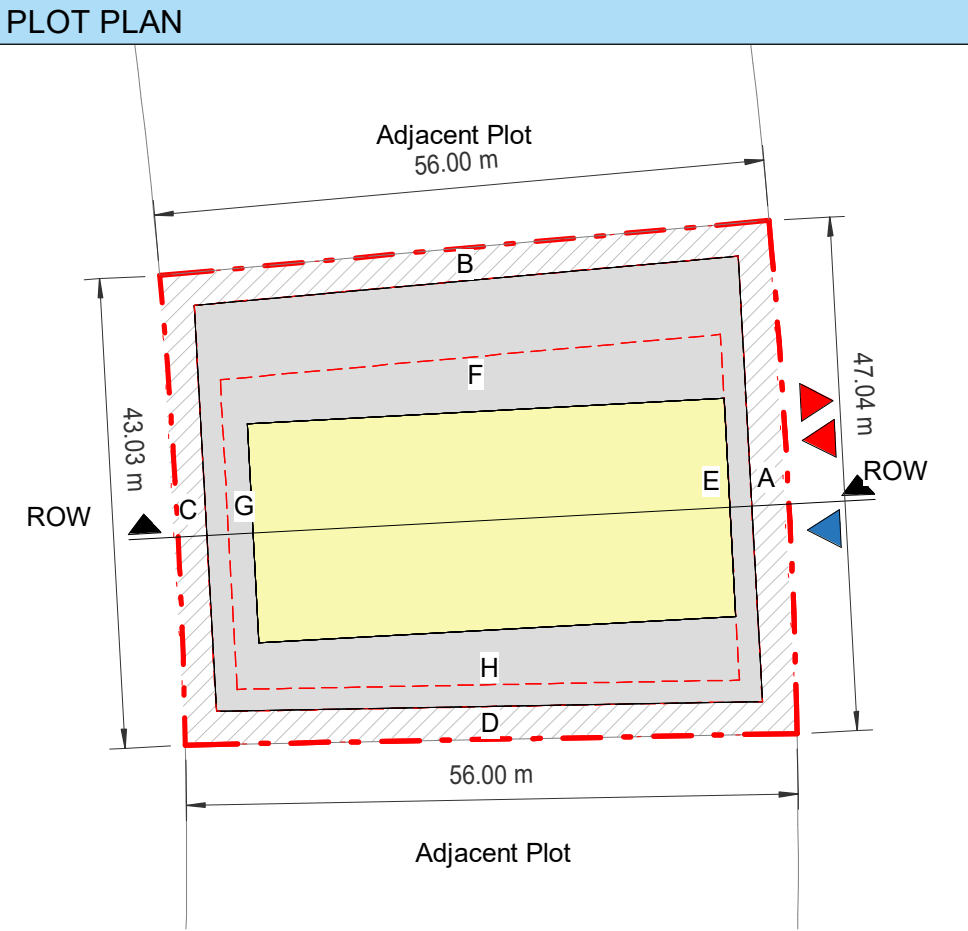
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0116

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,896 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- **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
- 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:

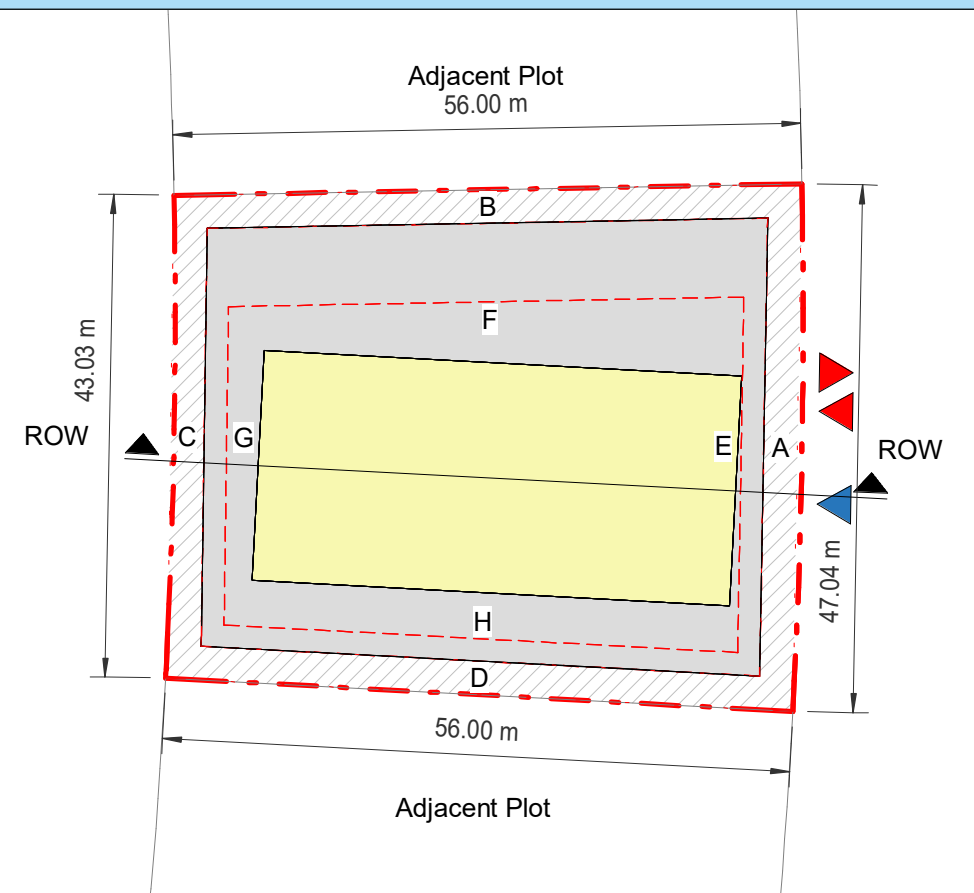
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

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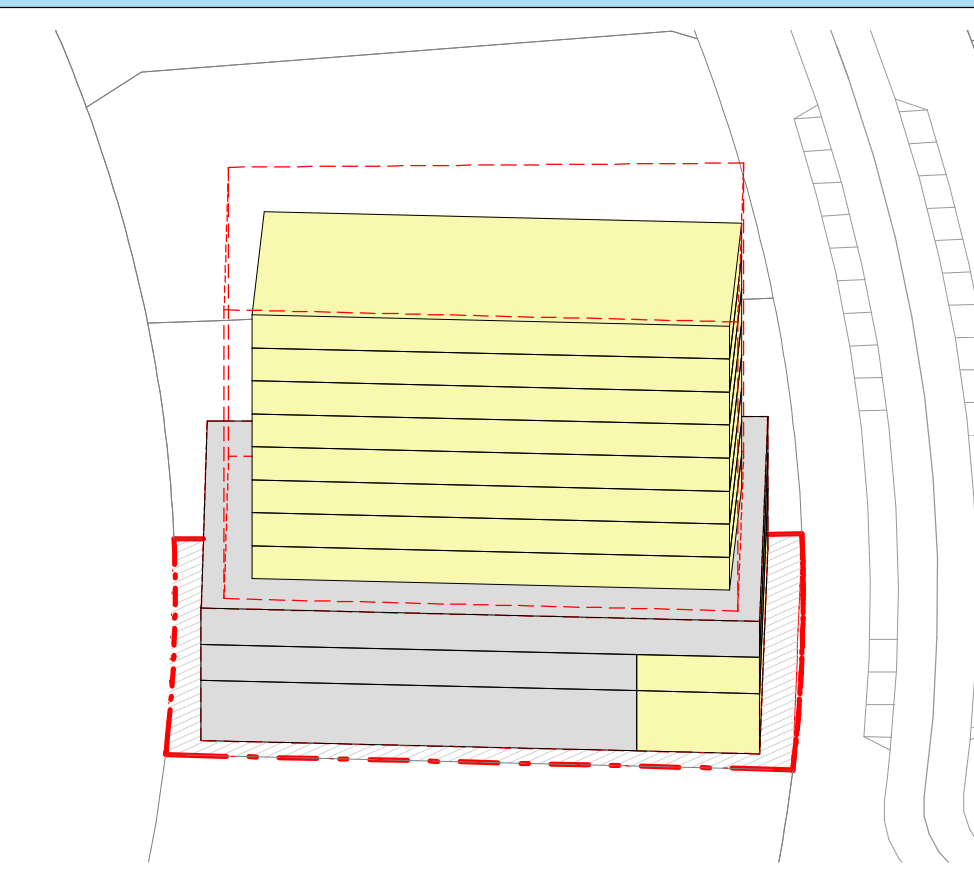
DIA-RE-0117

RESIDENTIAL (APARTMENT)

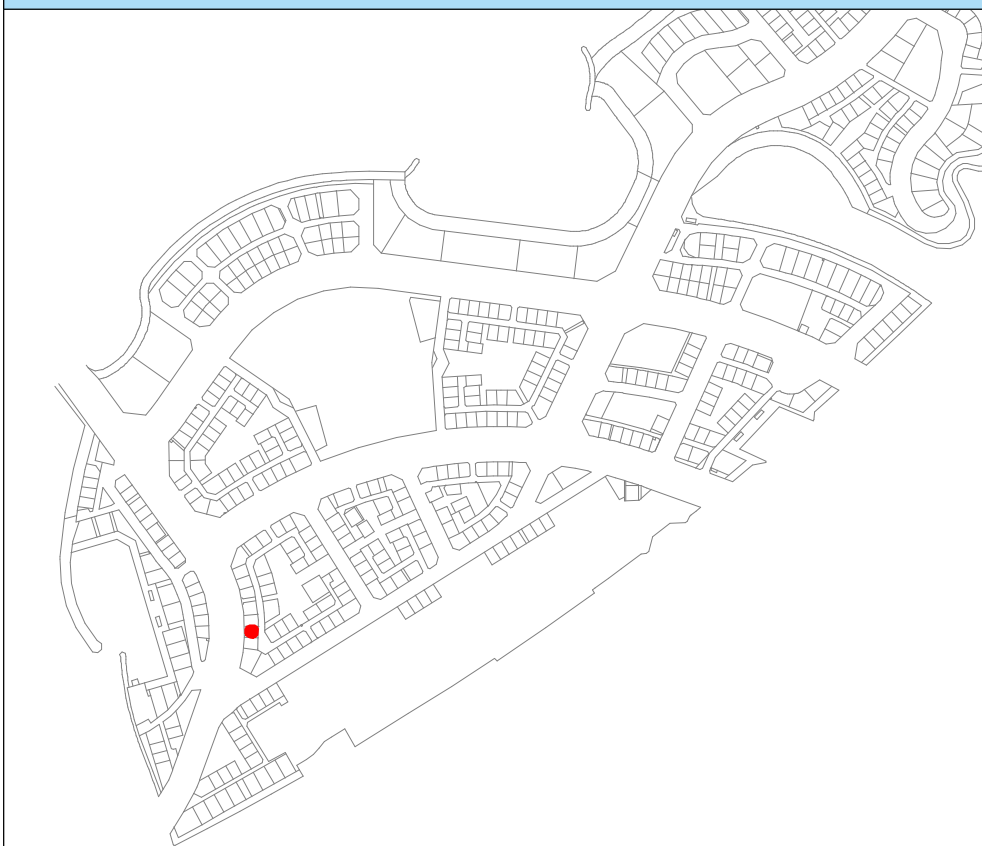
## PLOT PLAN



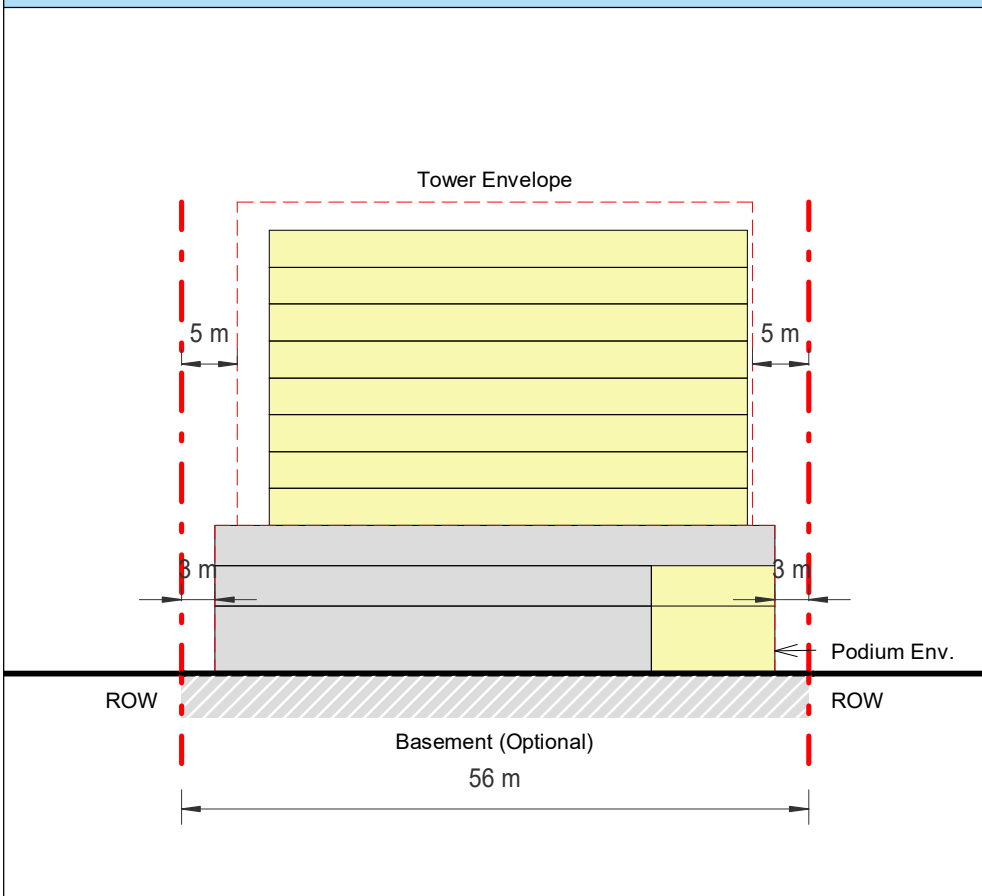
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,554 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,995 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

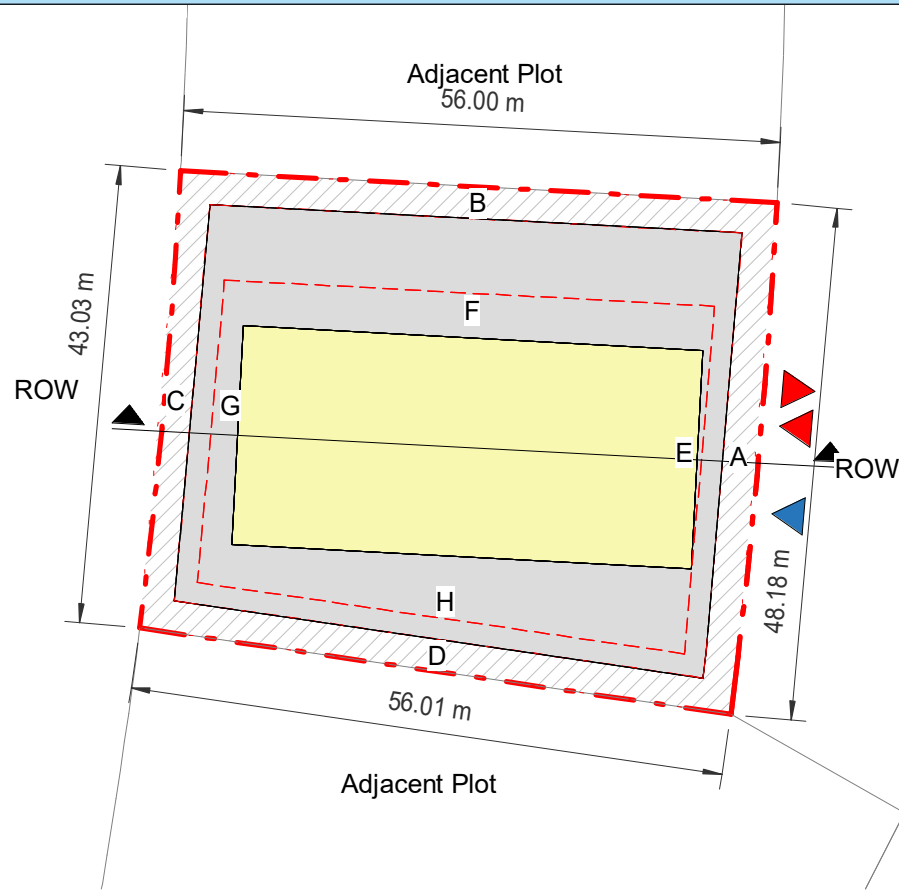
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
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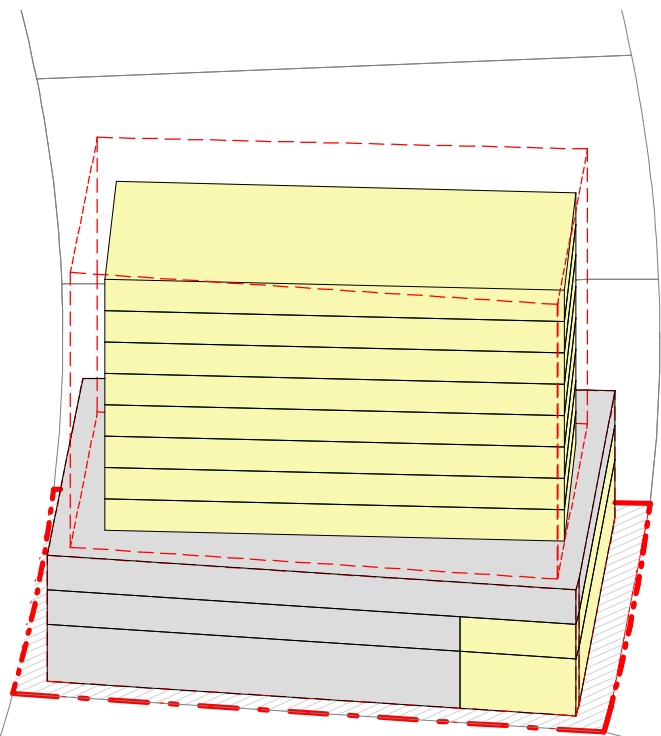
DIA-RE-0118

RESIDENTIAL (APARTMENT)

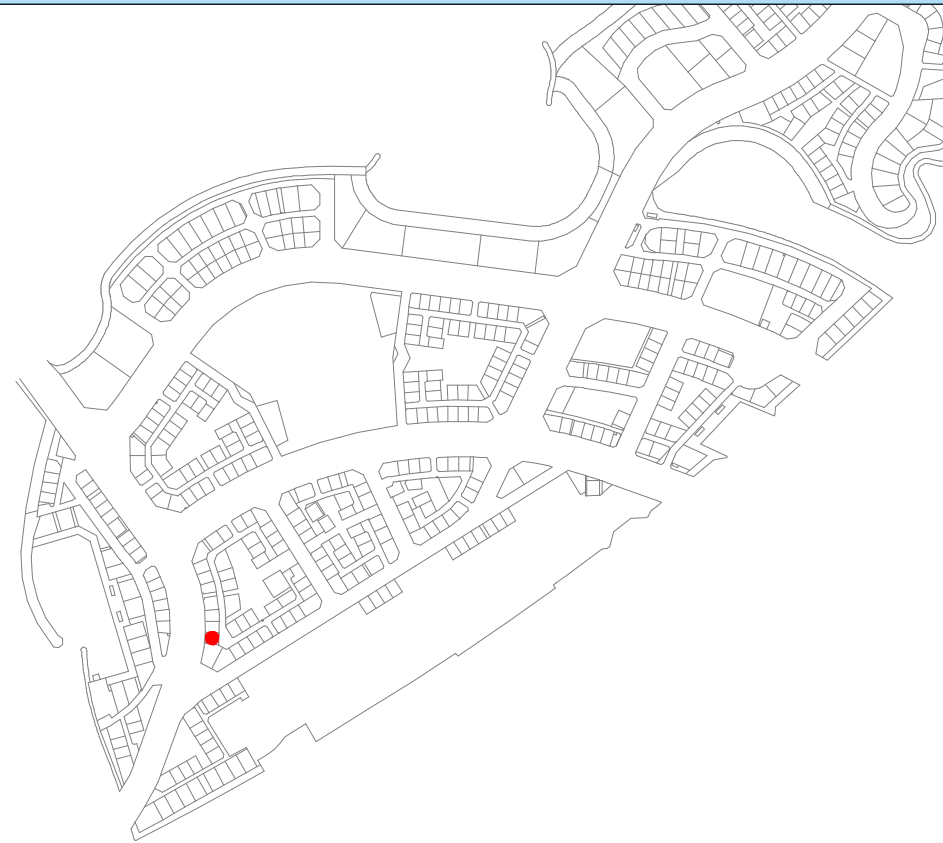
## PLOT PLAN



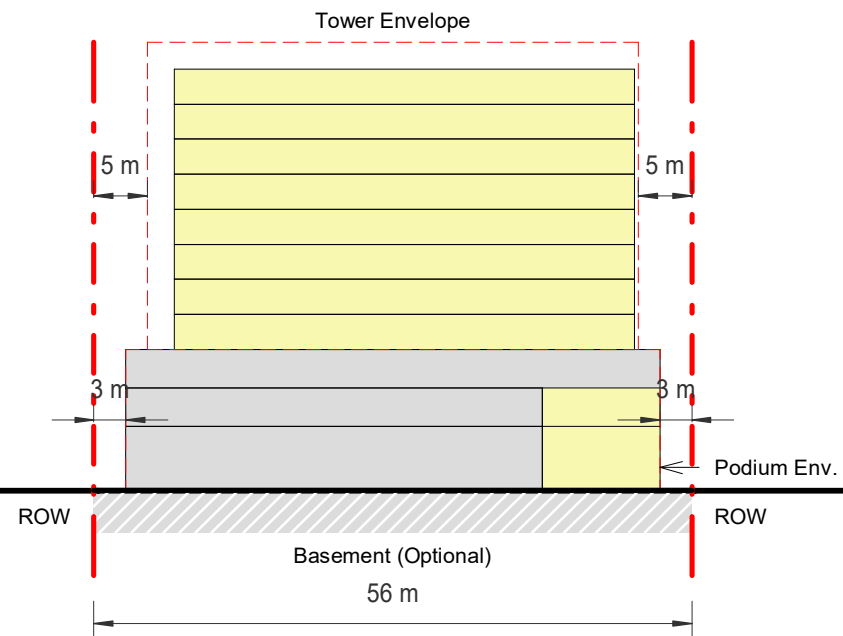
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	5,436 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	19,842 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

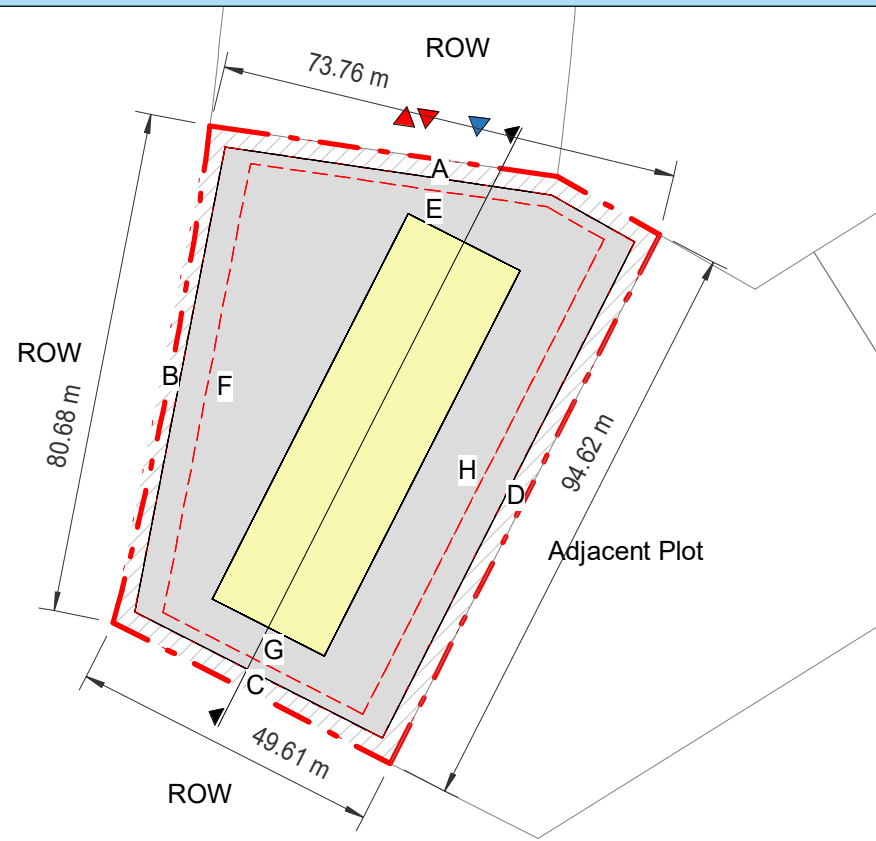
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant, equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0119

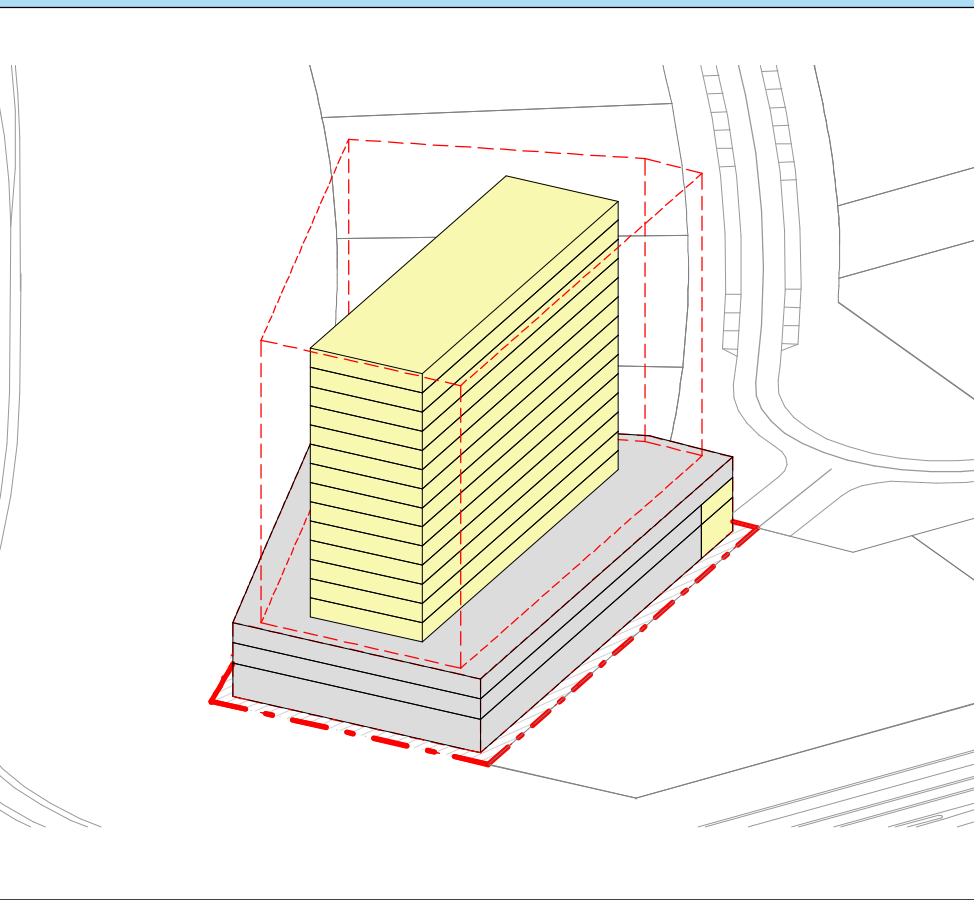
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RESIDENTIAL (APARTMENT)

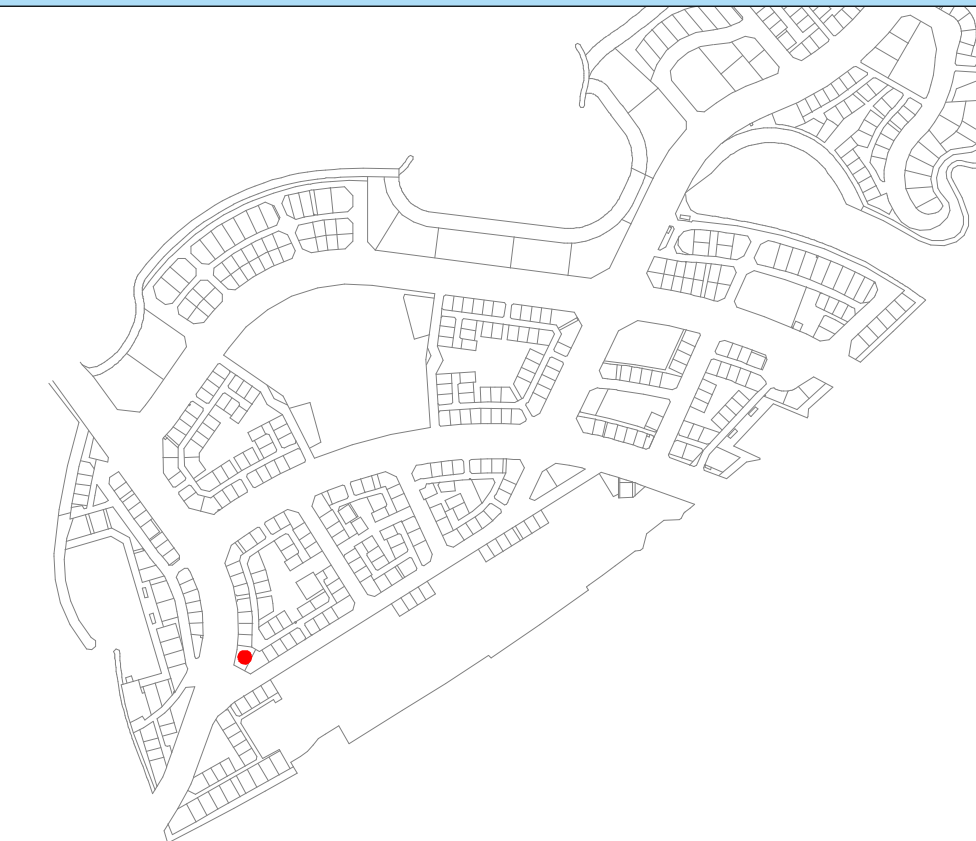
## PLOT PLAN



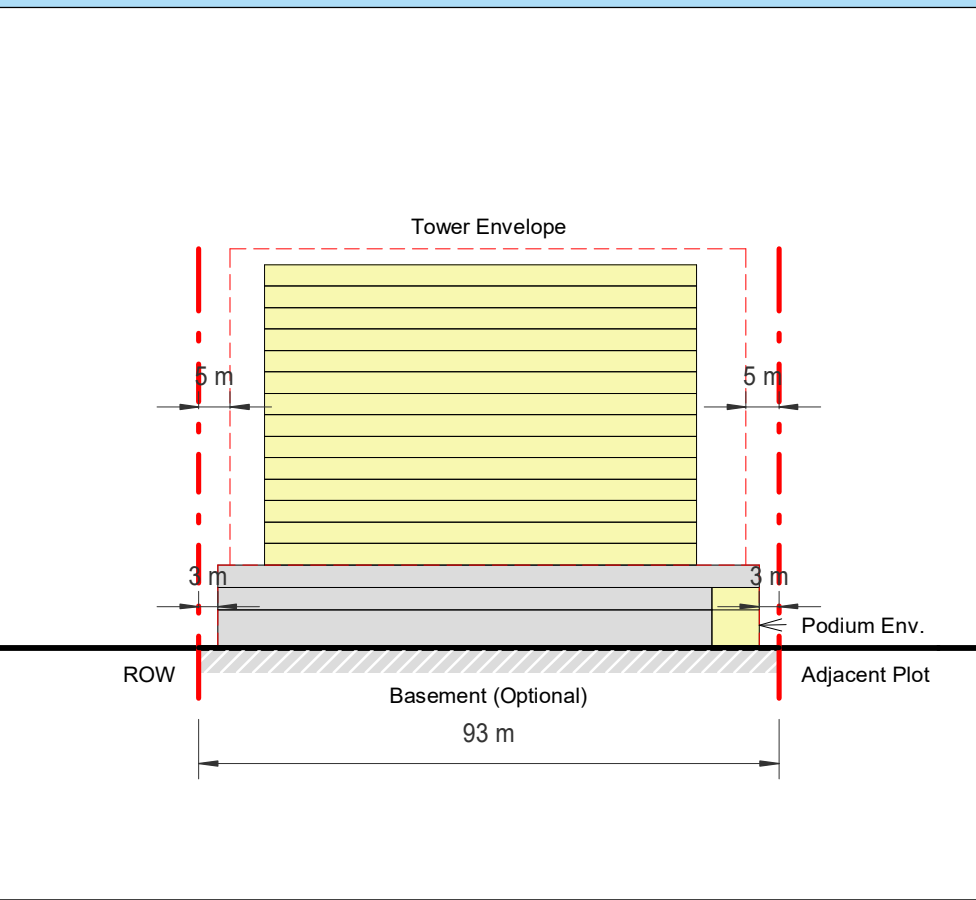
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



**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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,810 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	17,556 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14









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

- 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<sup>2</sup>
- 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

- 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

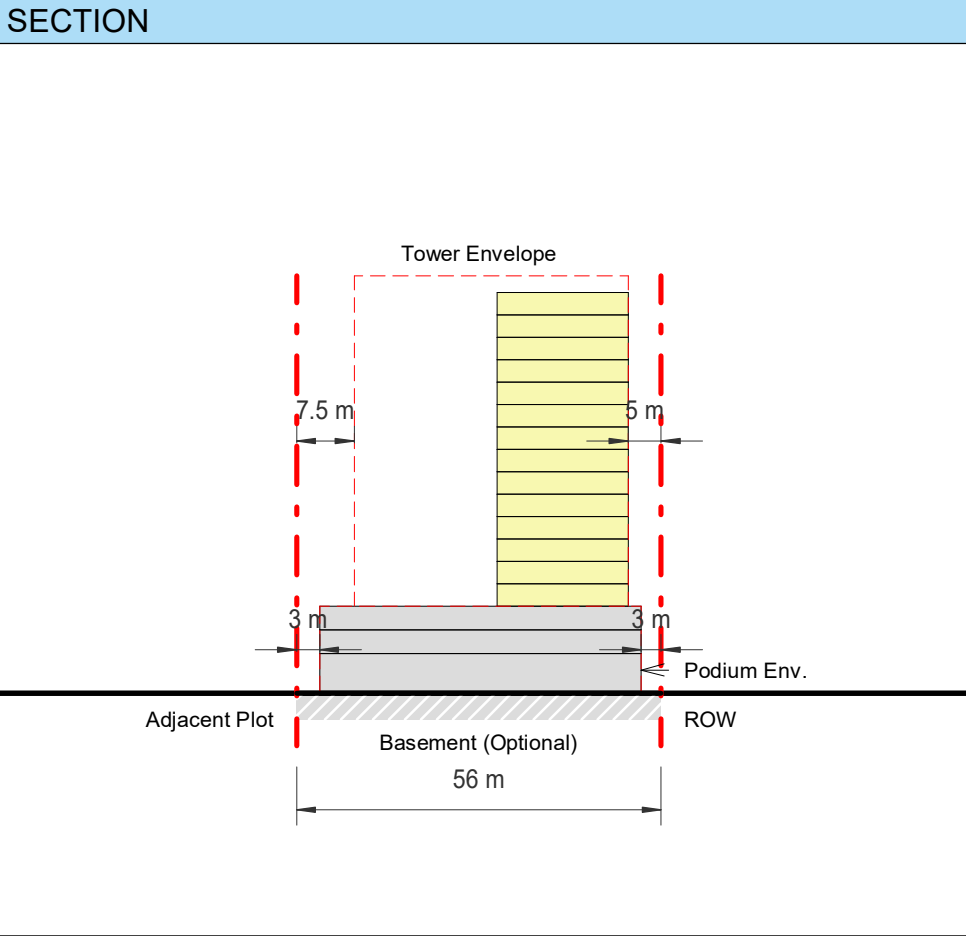
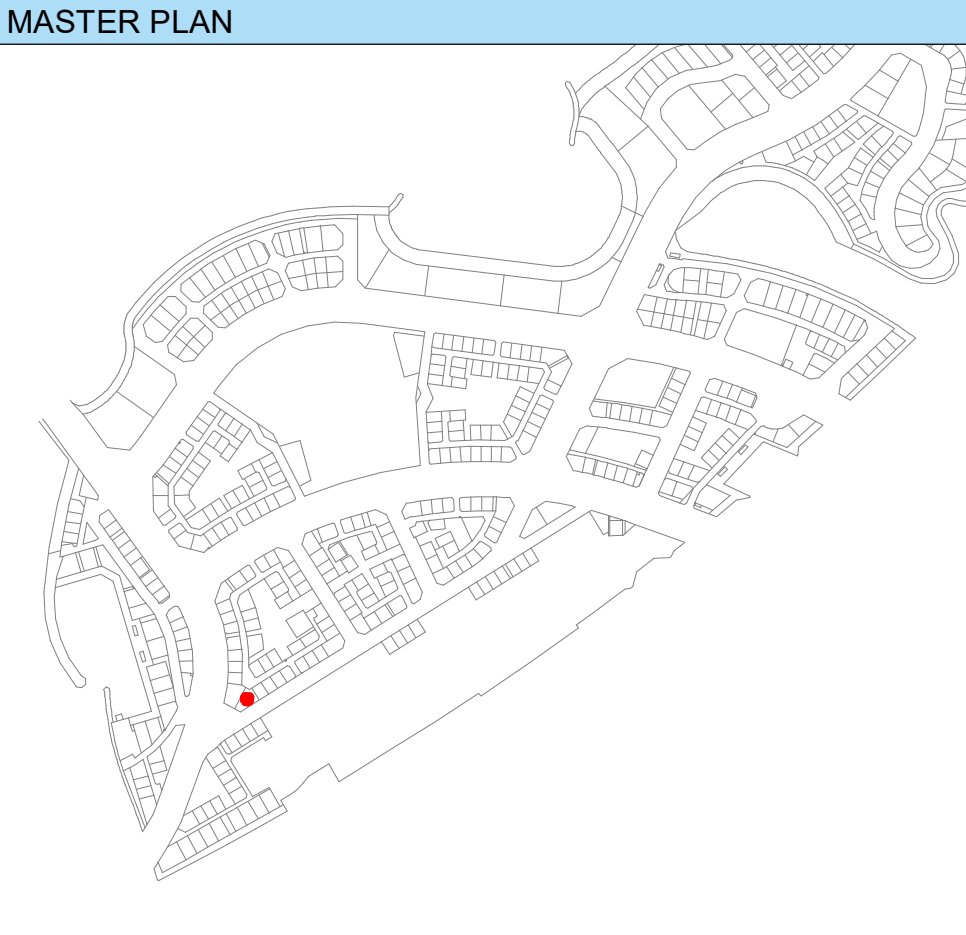
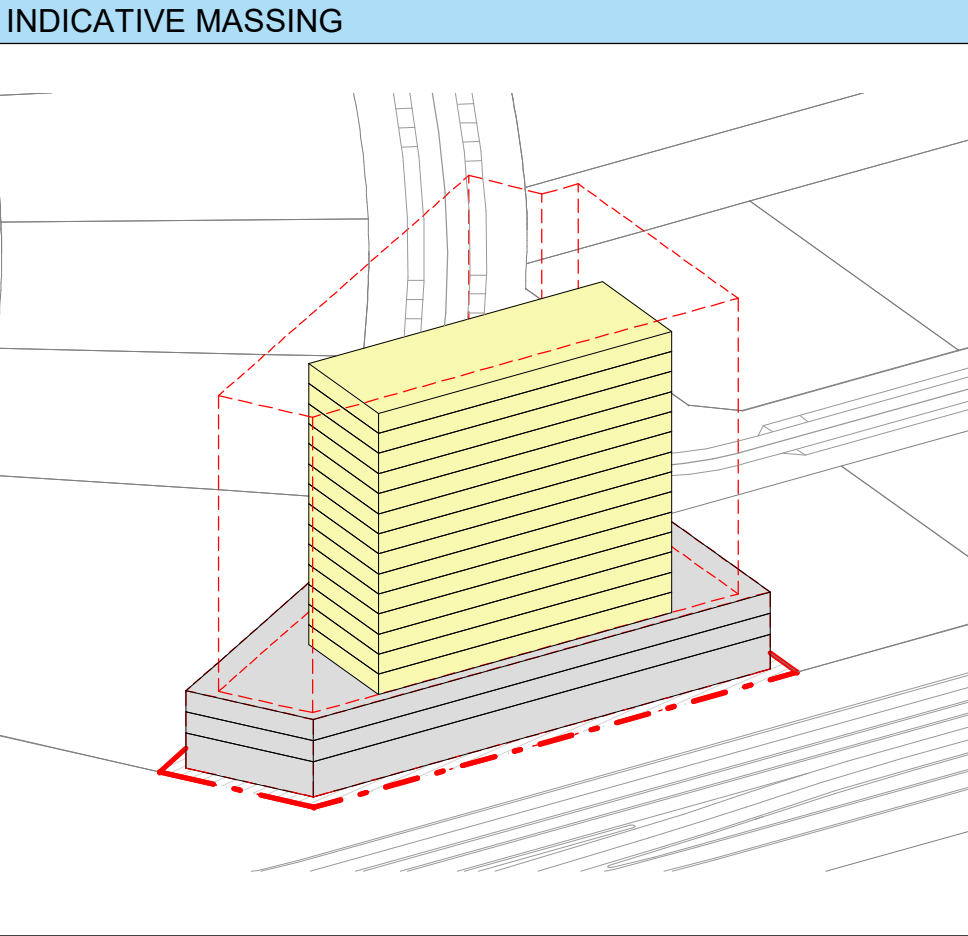
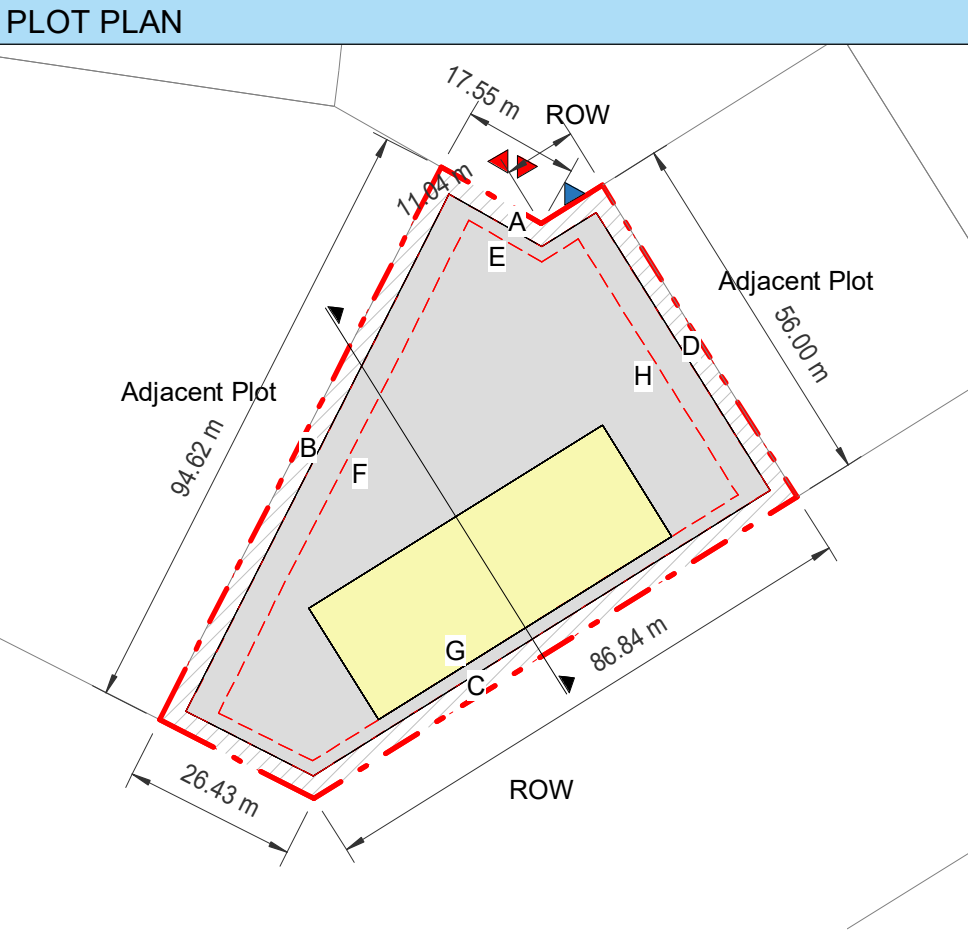
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0120  
RESIDENTIAL (APARTMENT)



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

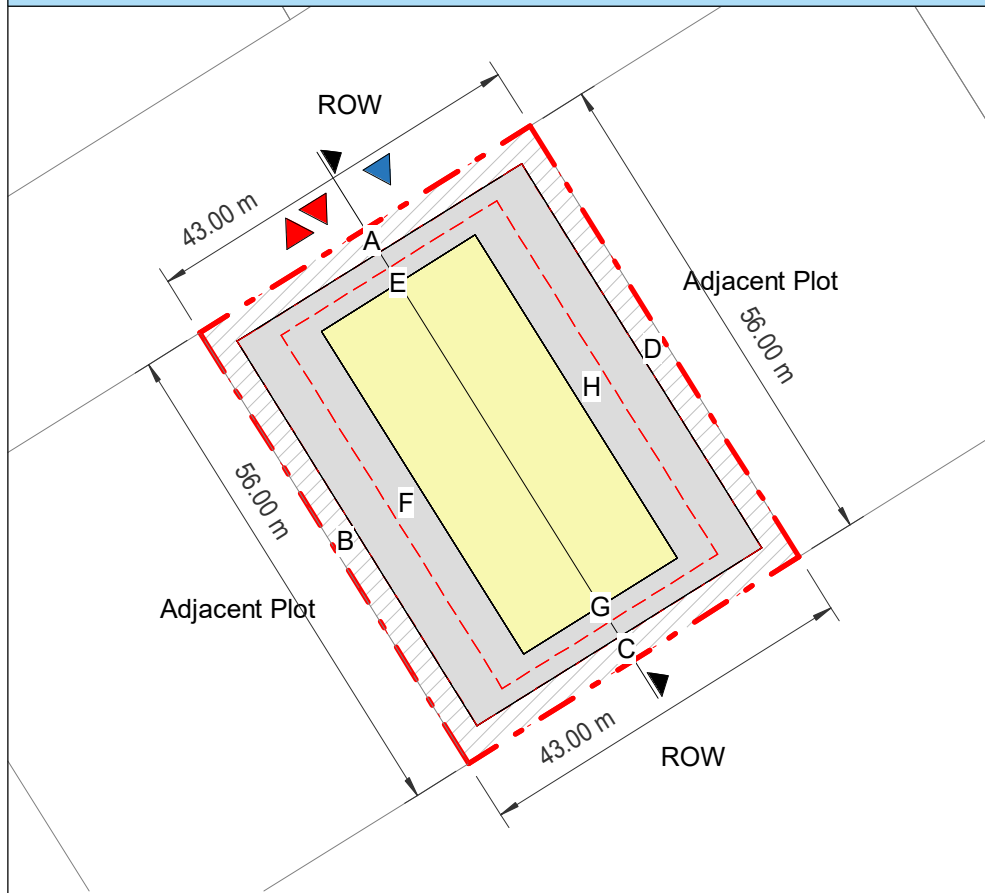
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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.
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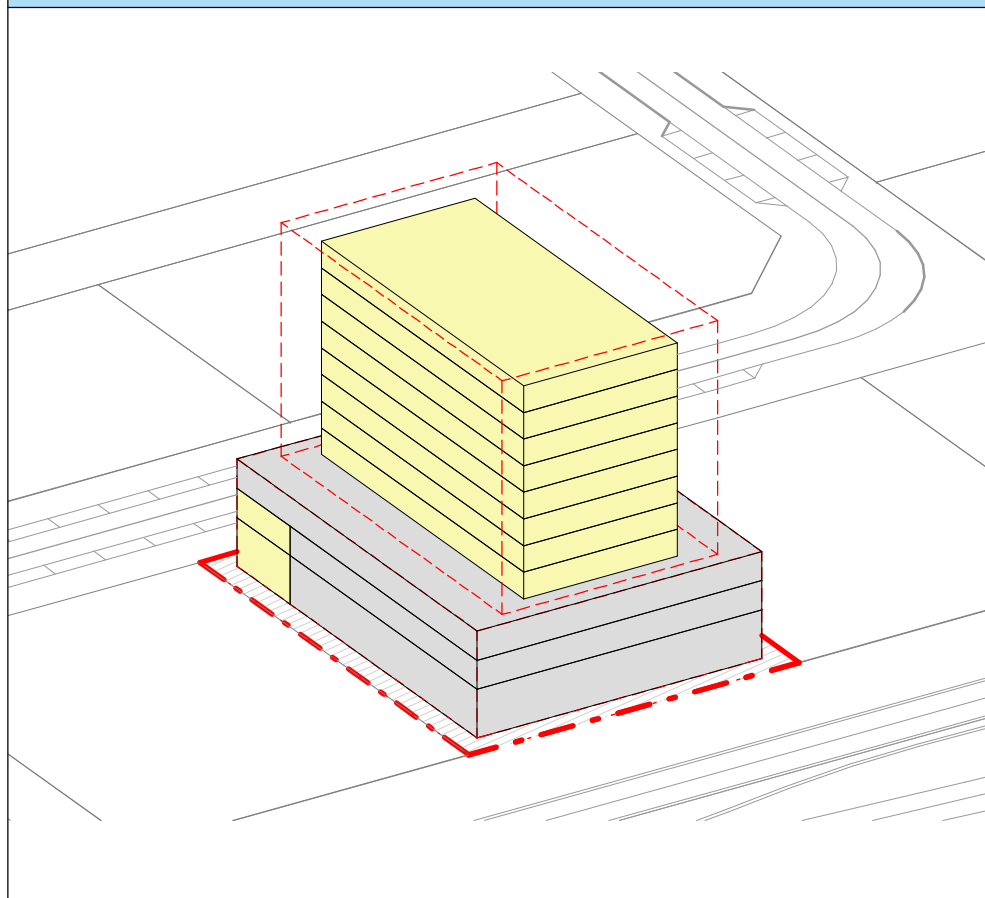
DIA-RE-0123

RESIDENTIAL (APARTMENT)

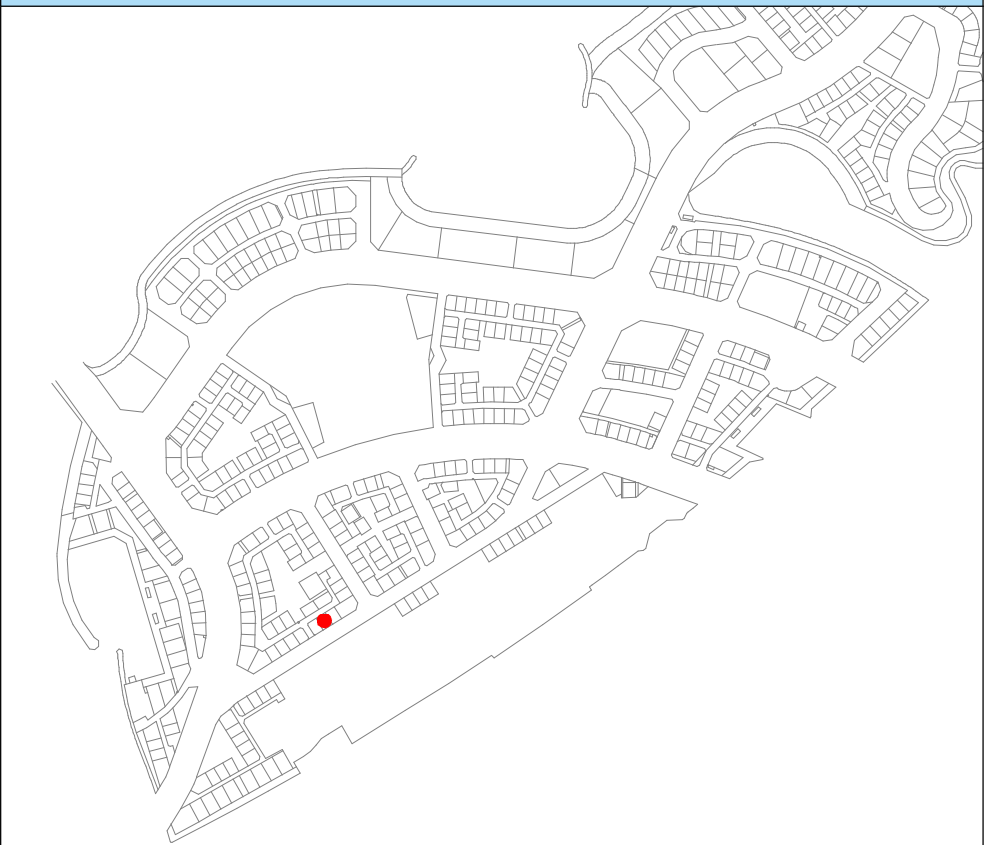
## PLOT PLAN



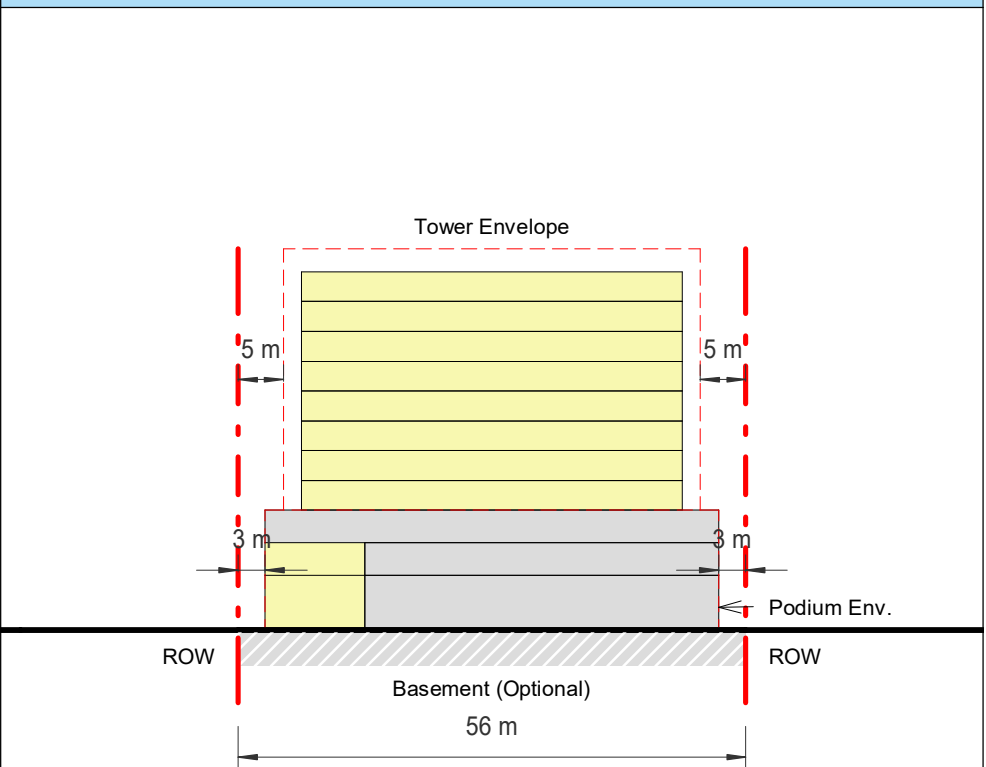
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

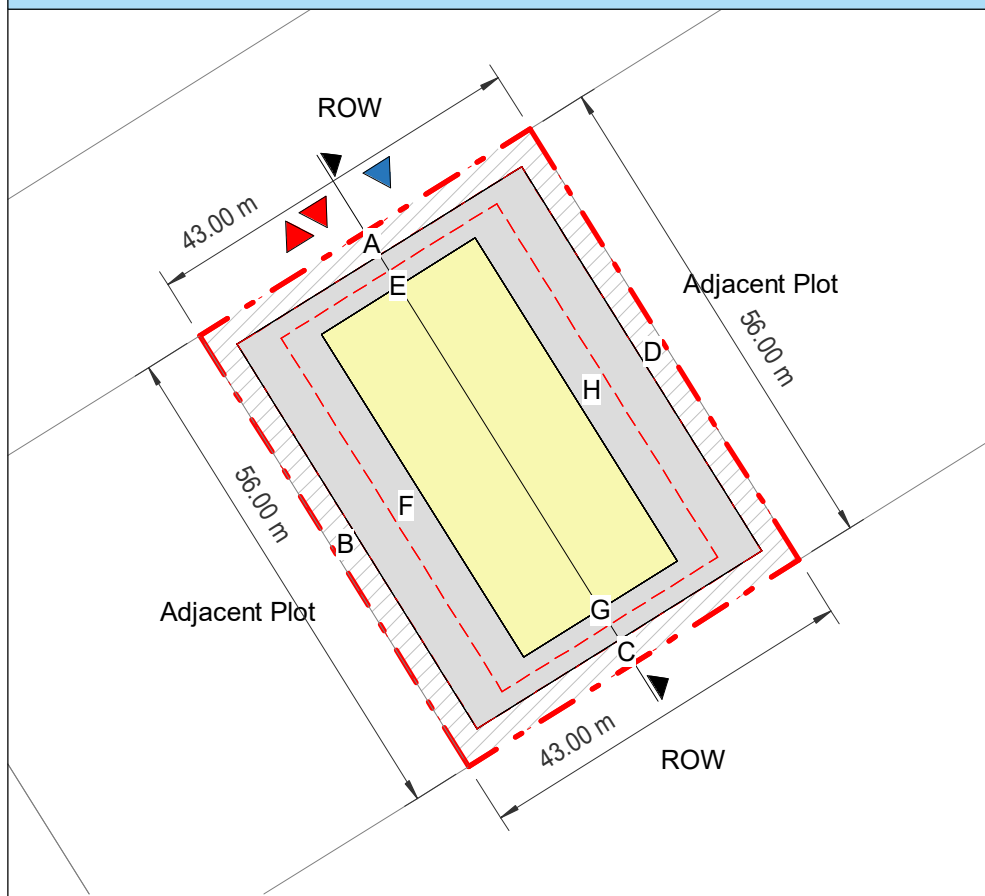
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

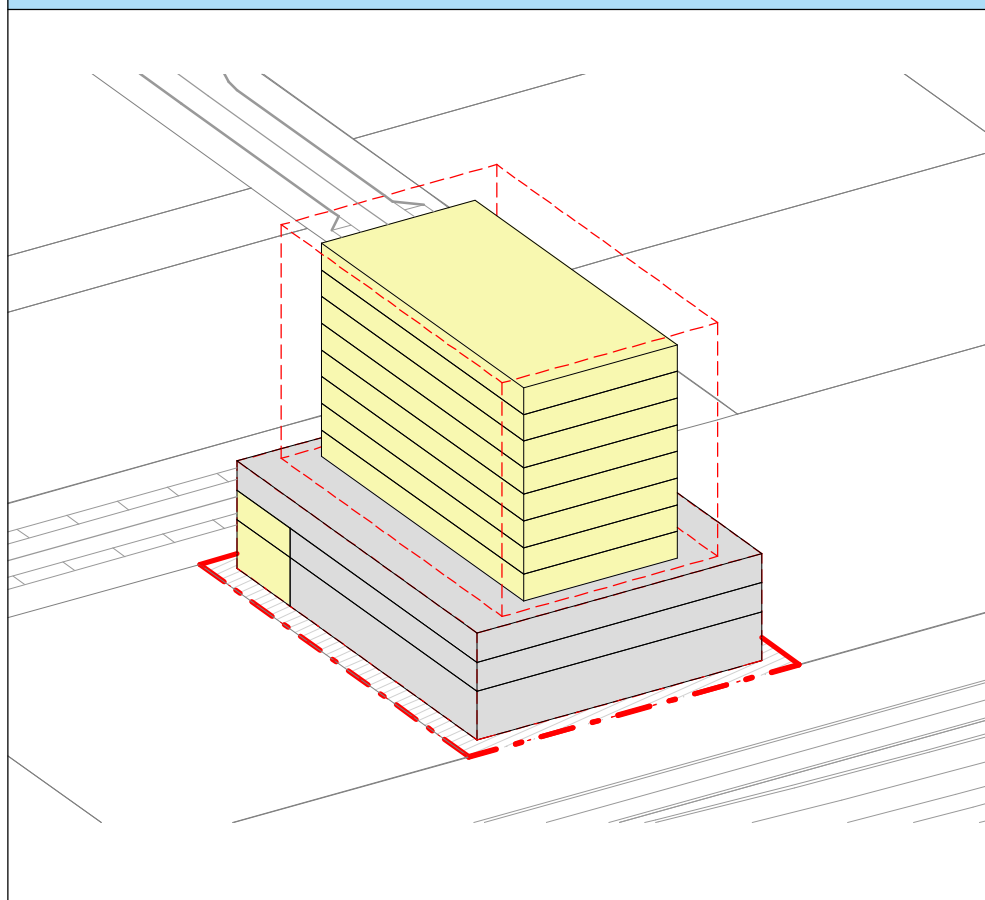
DIA-RE-0124

RESIDENTIAL (APARTMENT)

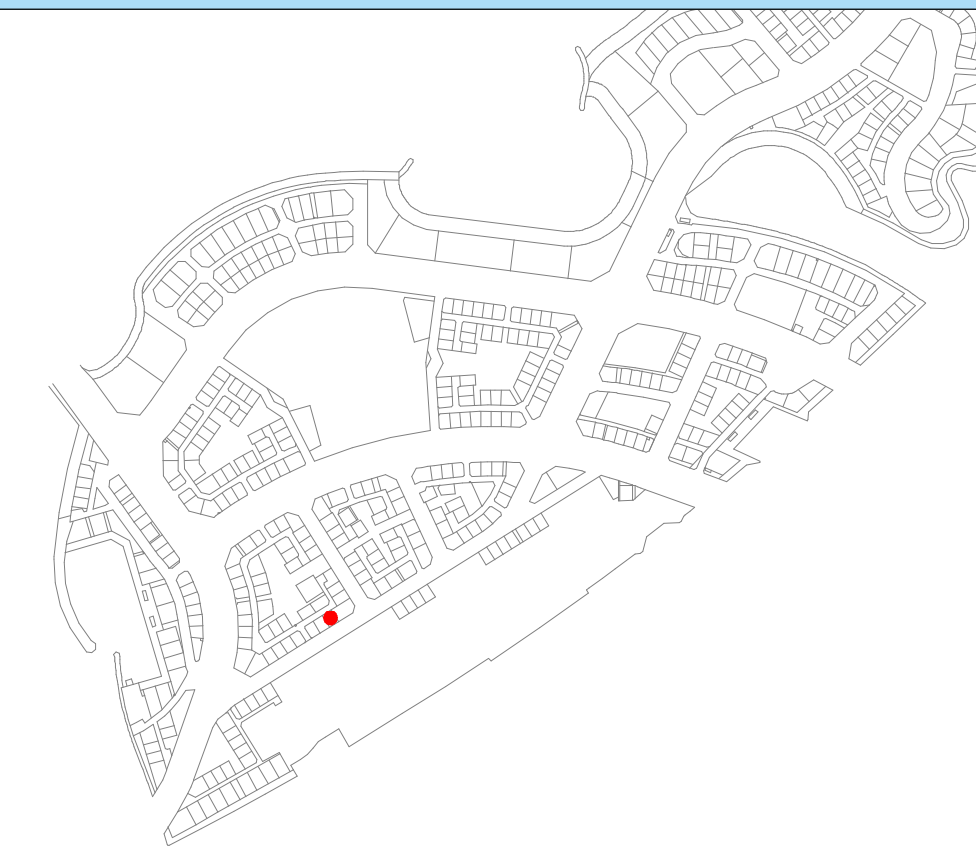
## PLOT PLAN



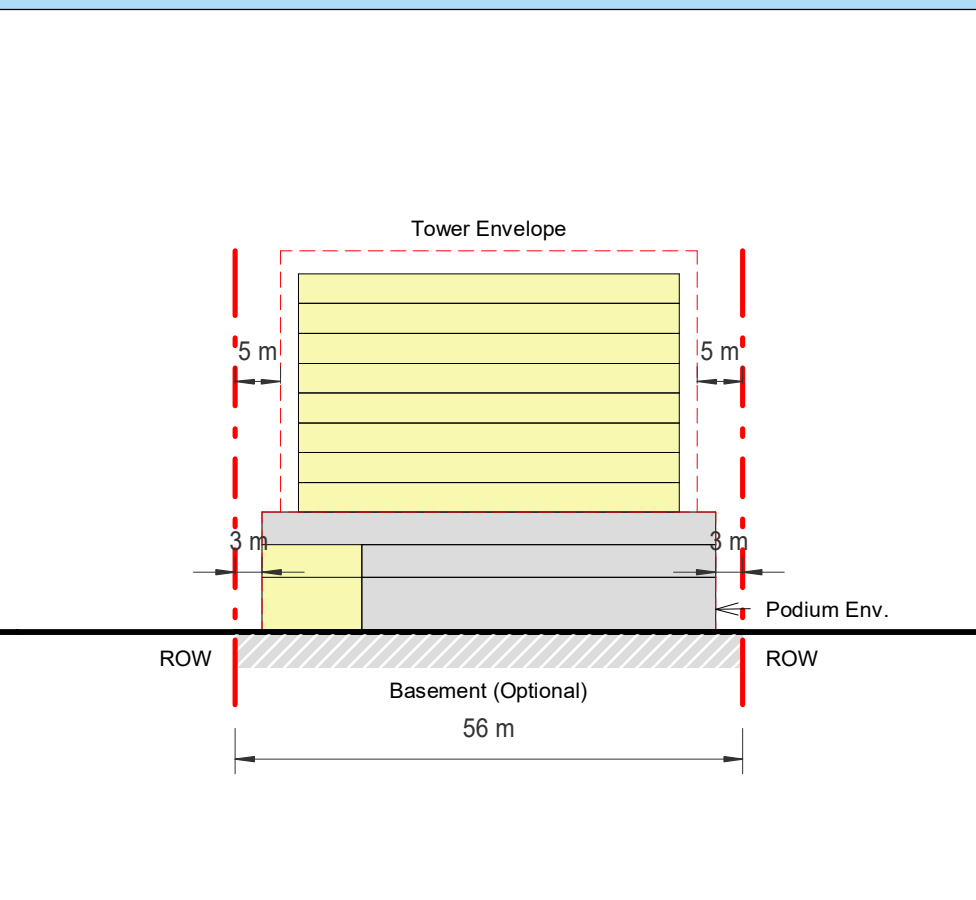
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,672 m²
FAR	3.65
Max. Tower Coverage	35%
BUA	17,053 m²
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14









Setbacks	
Ground + Podium	Tower
A - 3 m	E - 7.5 m
B - 3 m	F - 7.5 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
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- 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

- 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

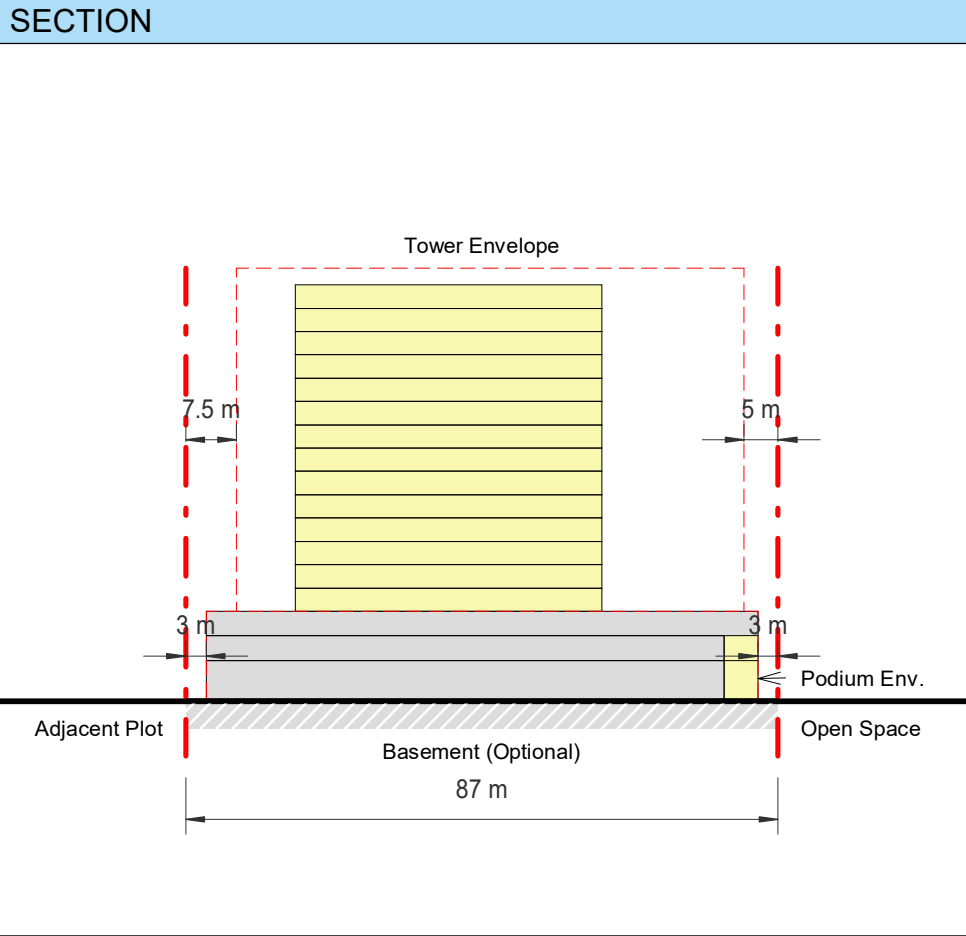
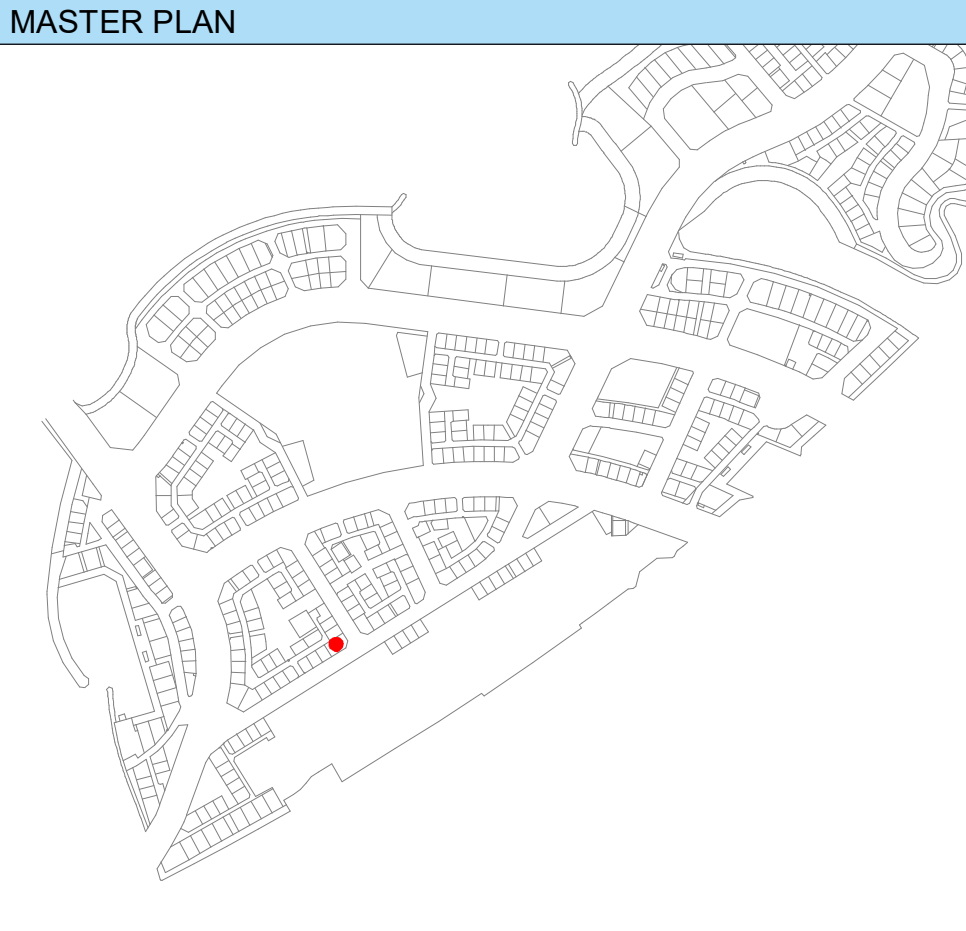
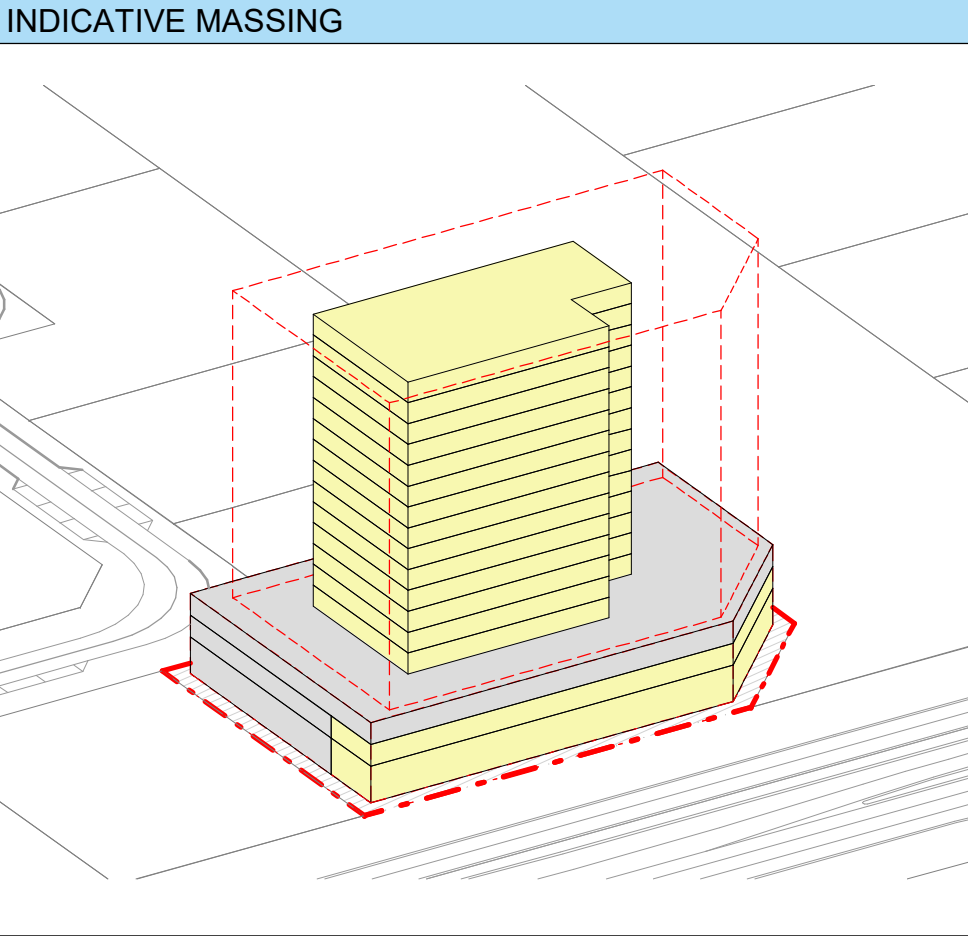
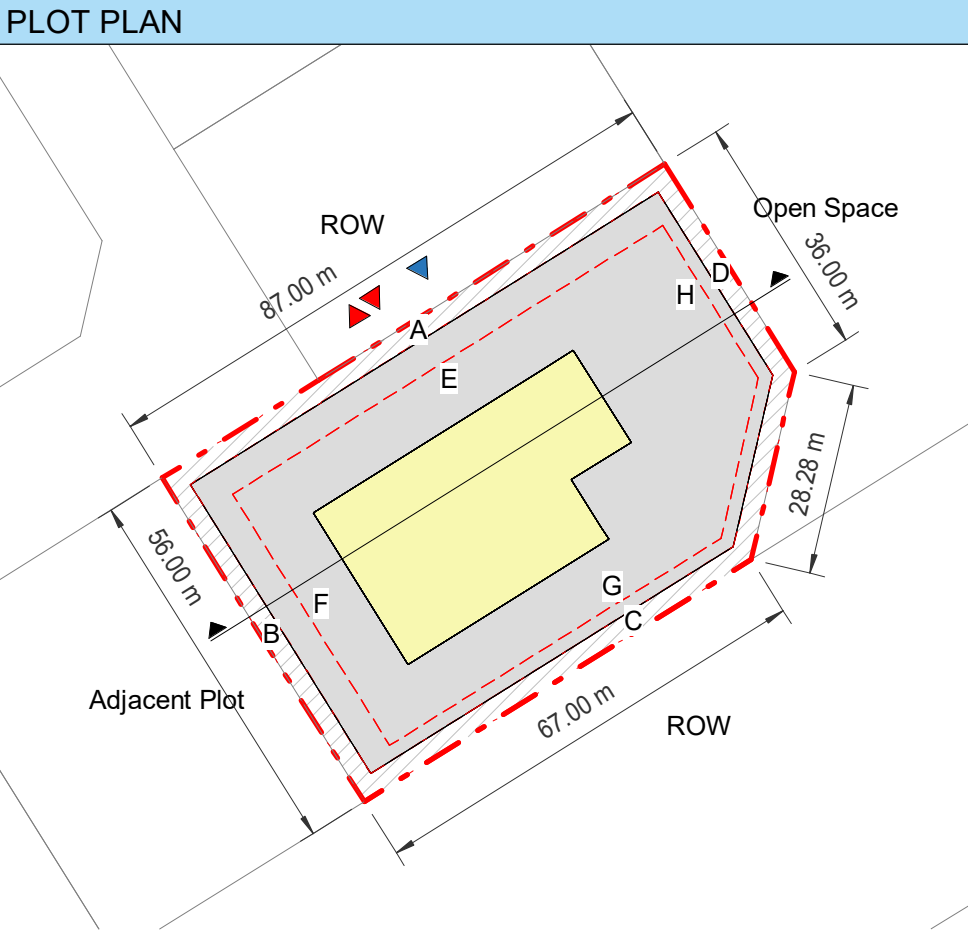
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- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0125  
RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

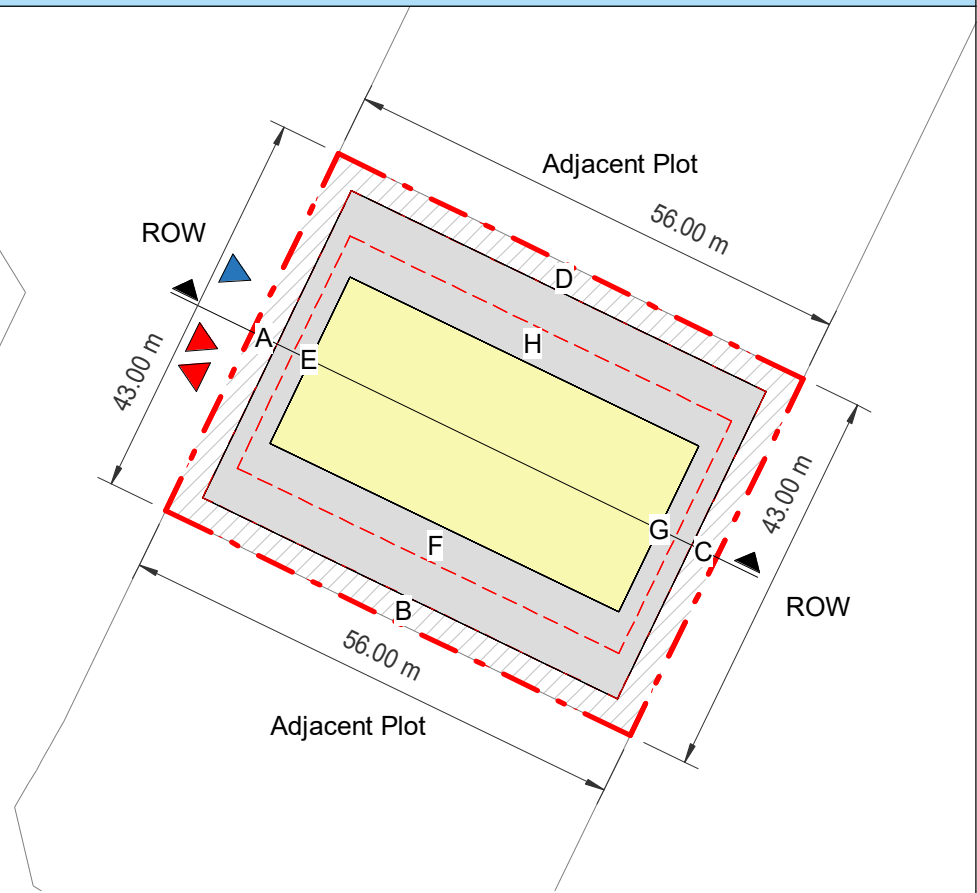
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

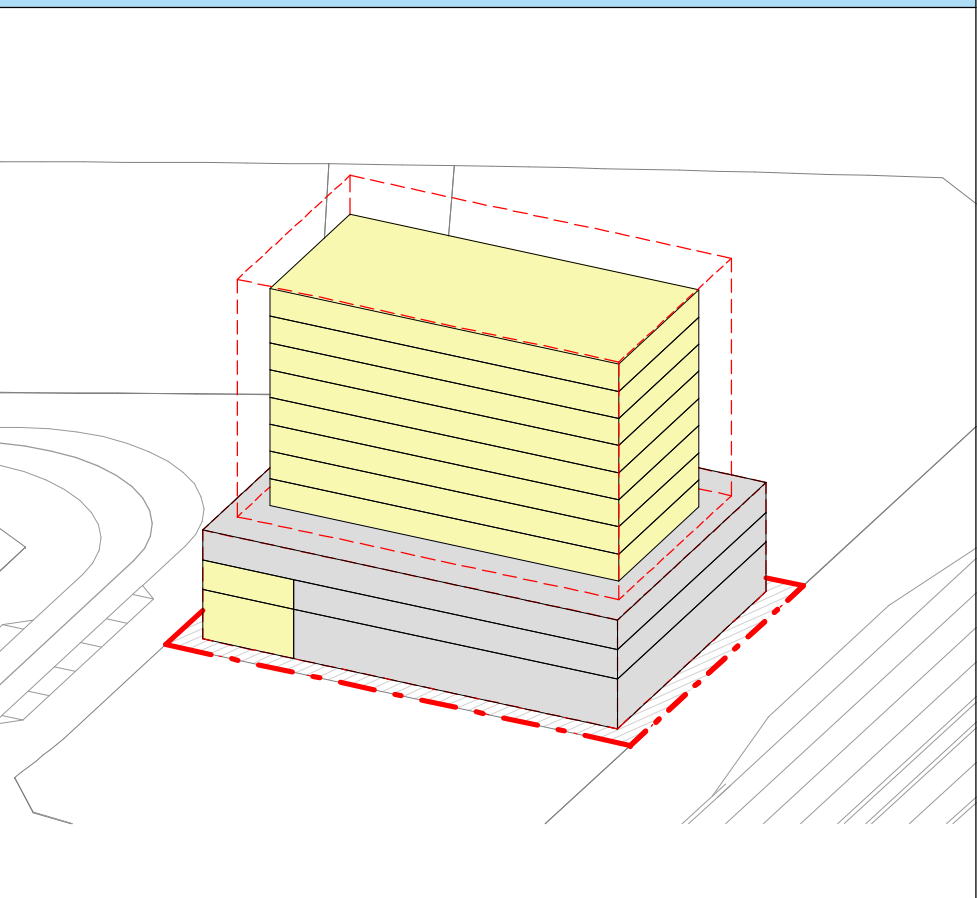
DIA-RE-0141

RESIDENTIAL (APARTMENT)

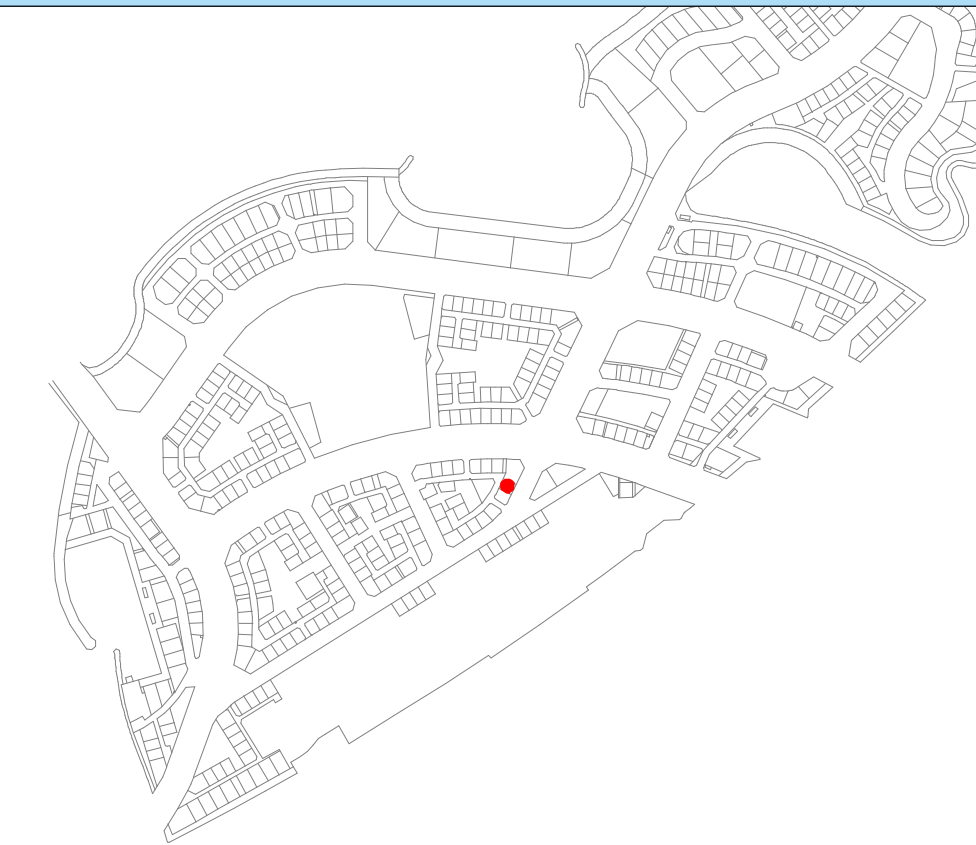
## PLOT PLAN



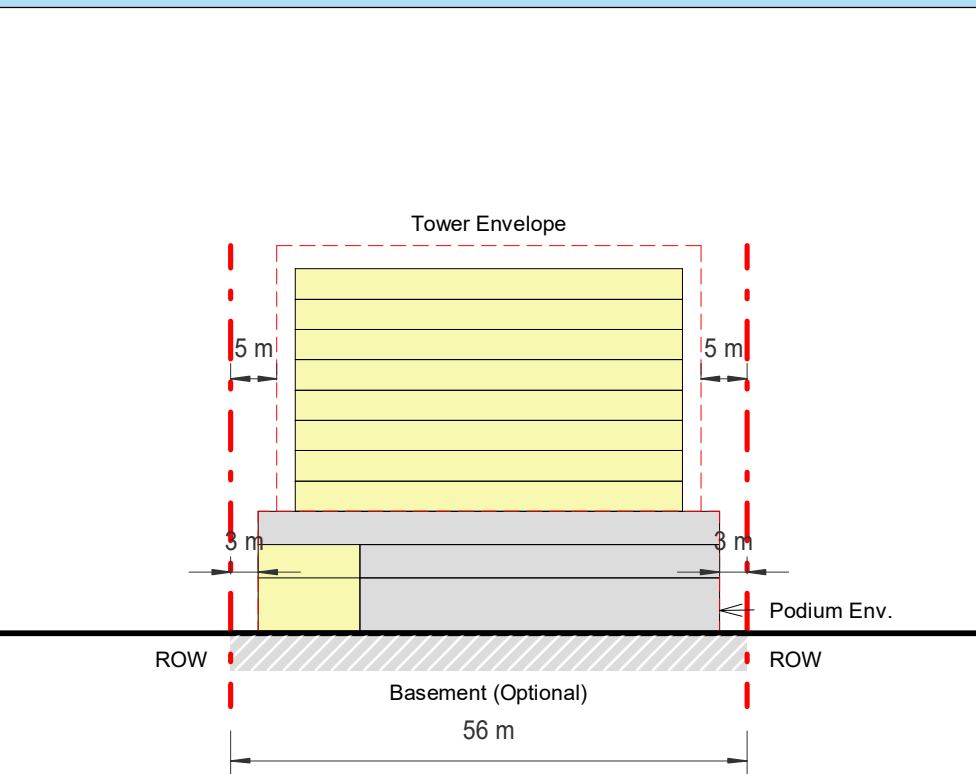
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	5,602 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	20,448 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+14









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

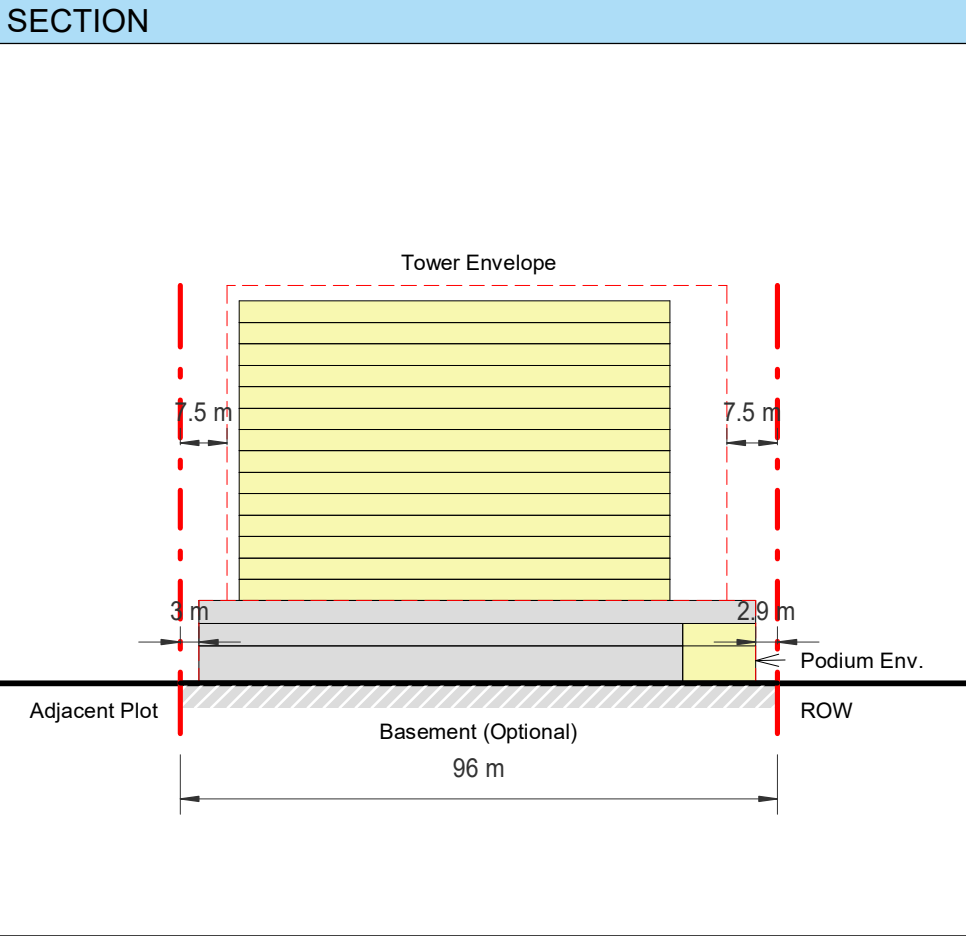
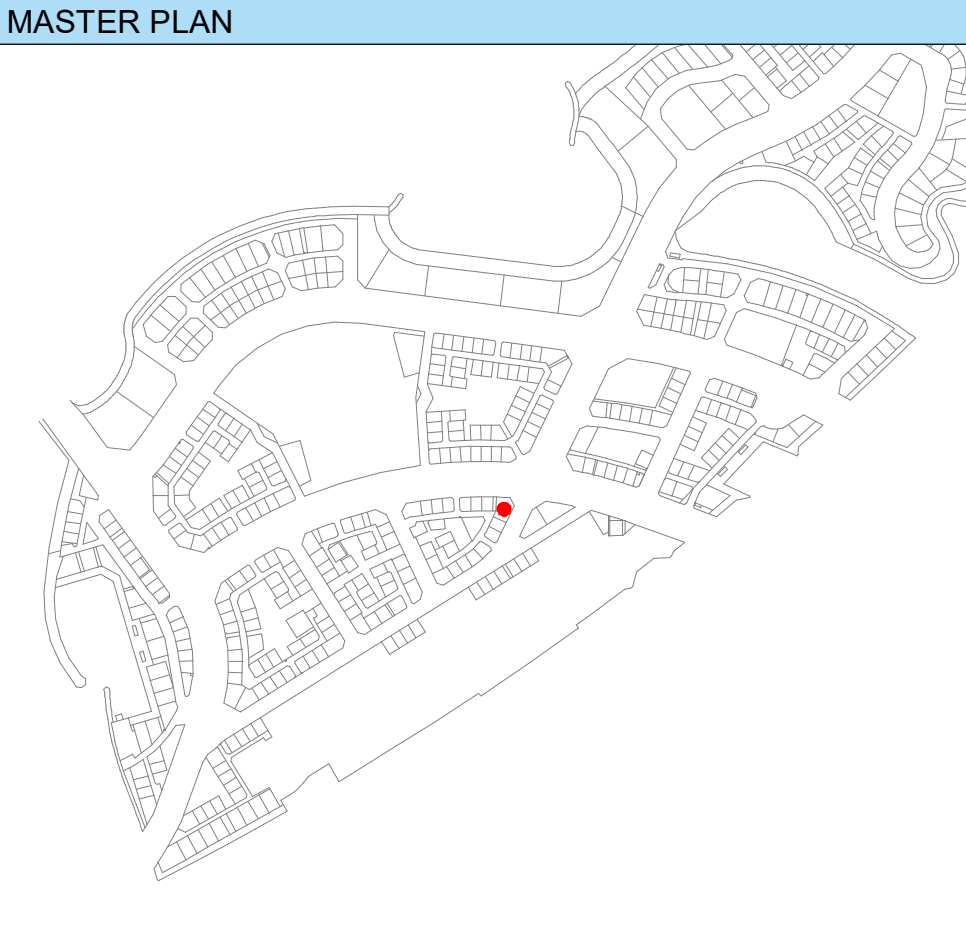
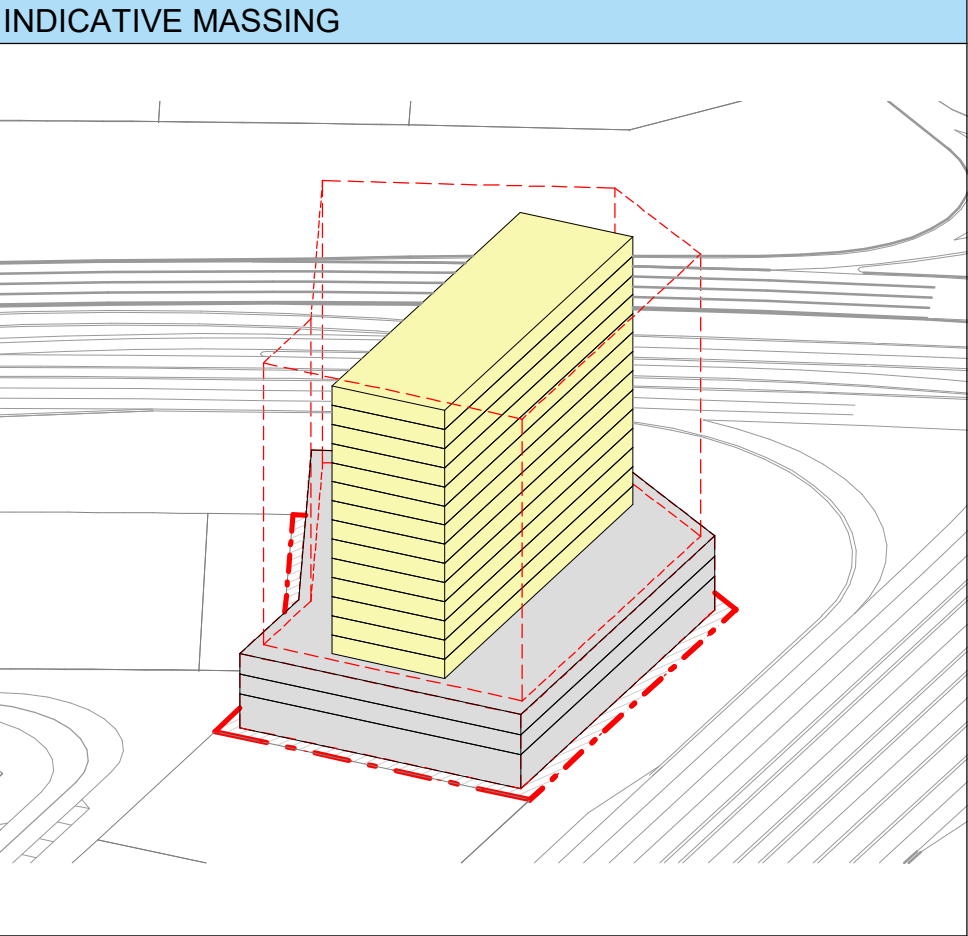
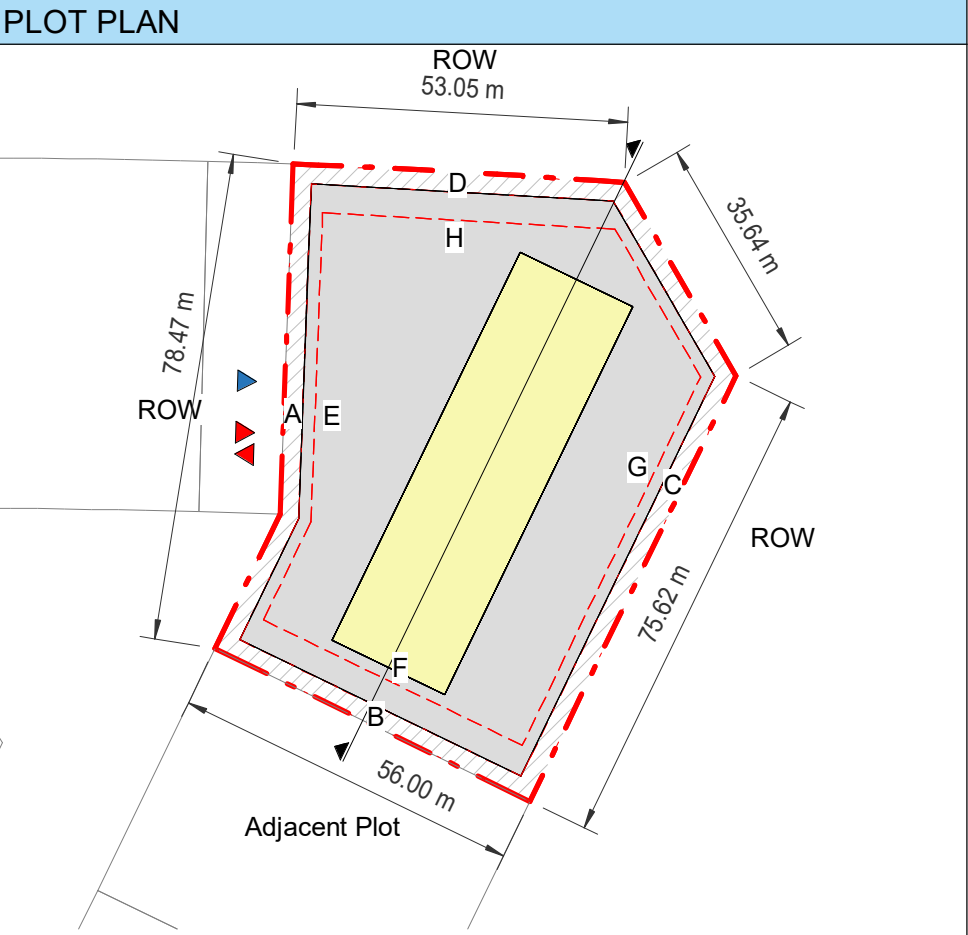
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0142

RESIDENTIAL (APARTMENT)



## Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,420 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,050 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div data-label="Section-Header"> <h2>Energy Condition</h2> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>  |

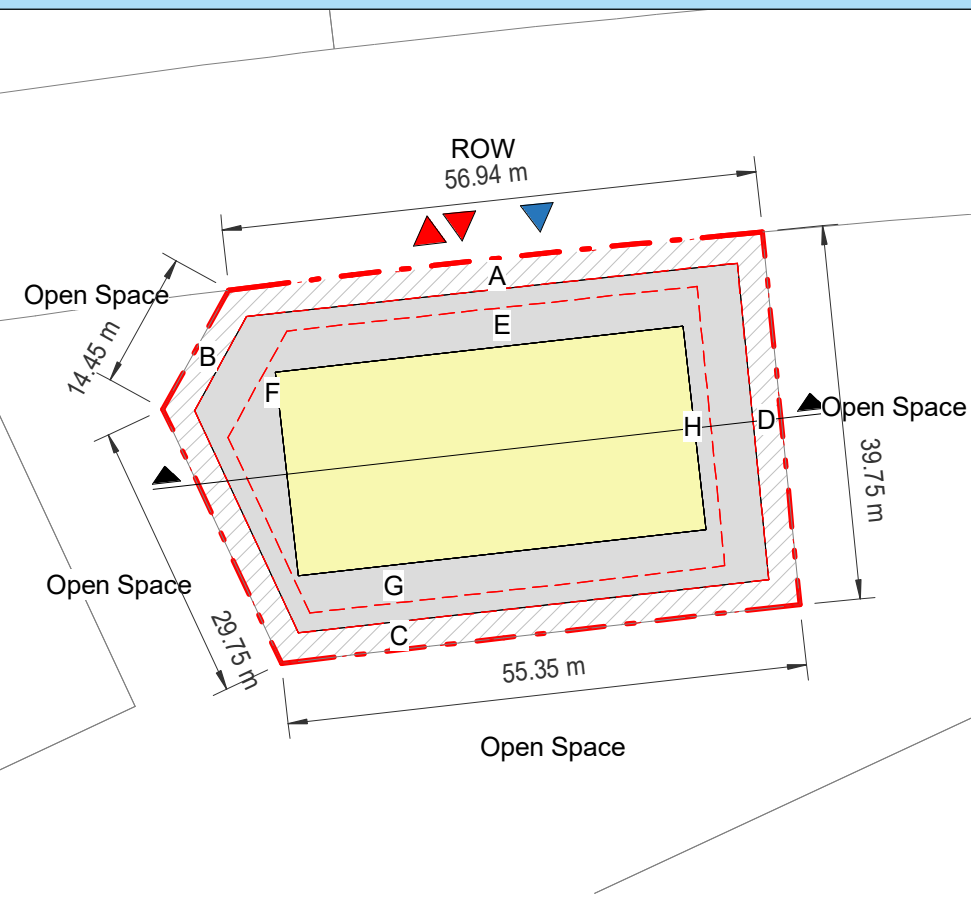
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 area of the building measured on the exterior surfaces of the outside walls including all enclosed air-conditioned, sprig 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.

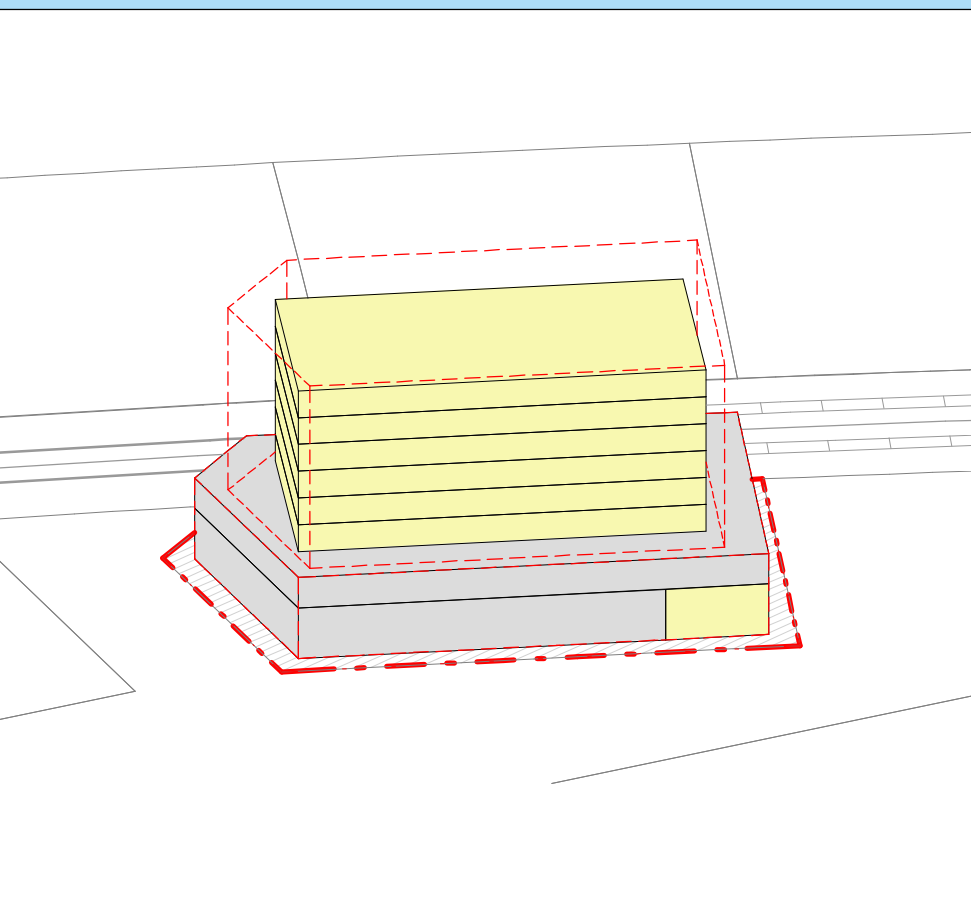
DIA-RE-0143

RESIDENTIAL (APARTMENT)

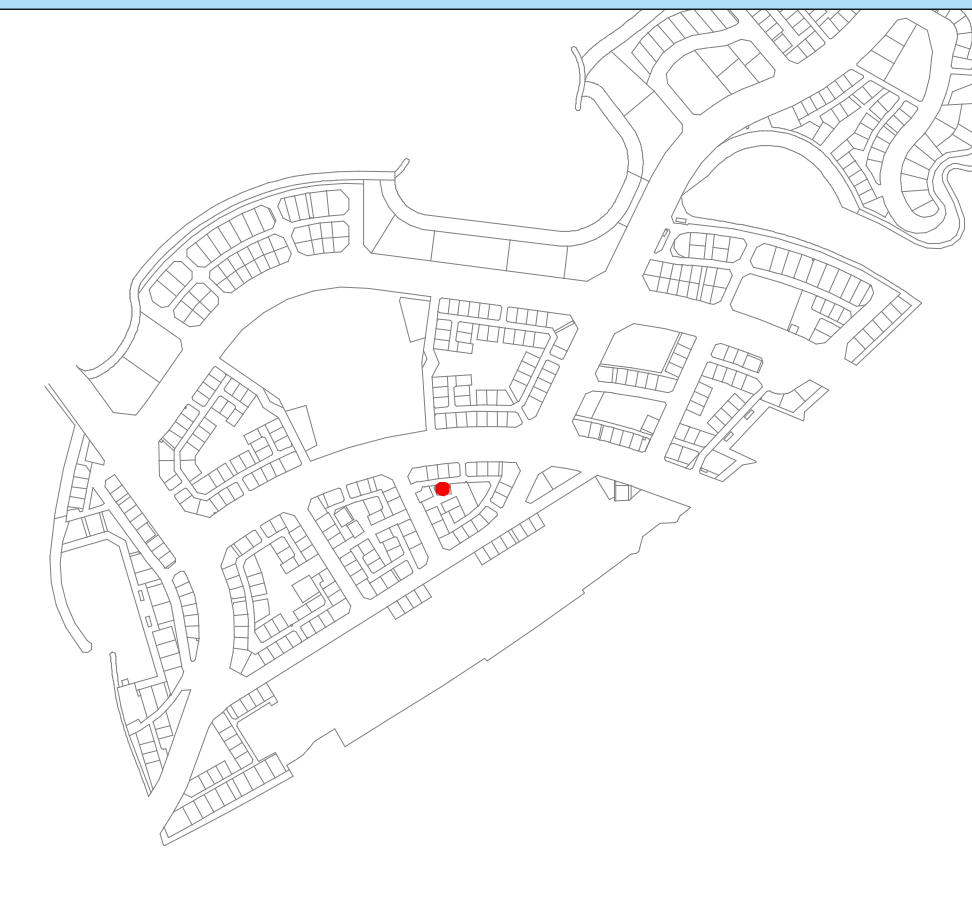
## PLOT PLAN



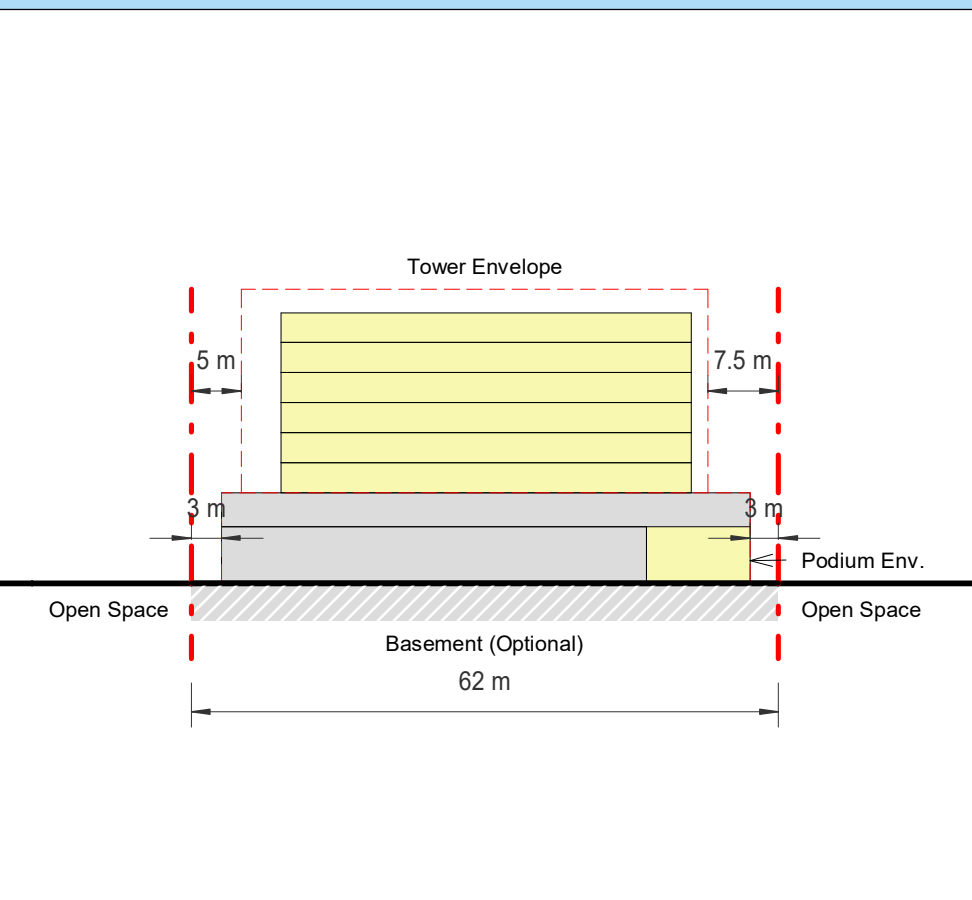
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,703 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,461 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area}$
- BUA\*: Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

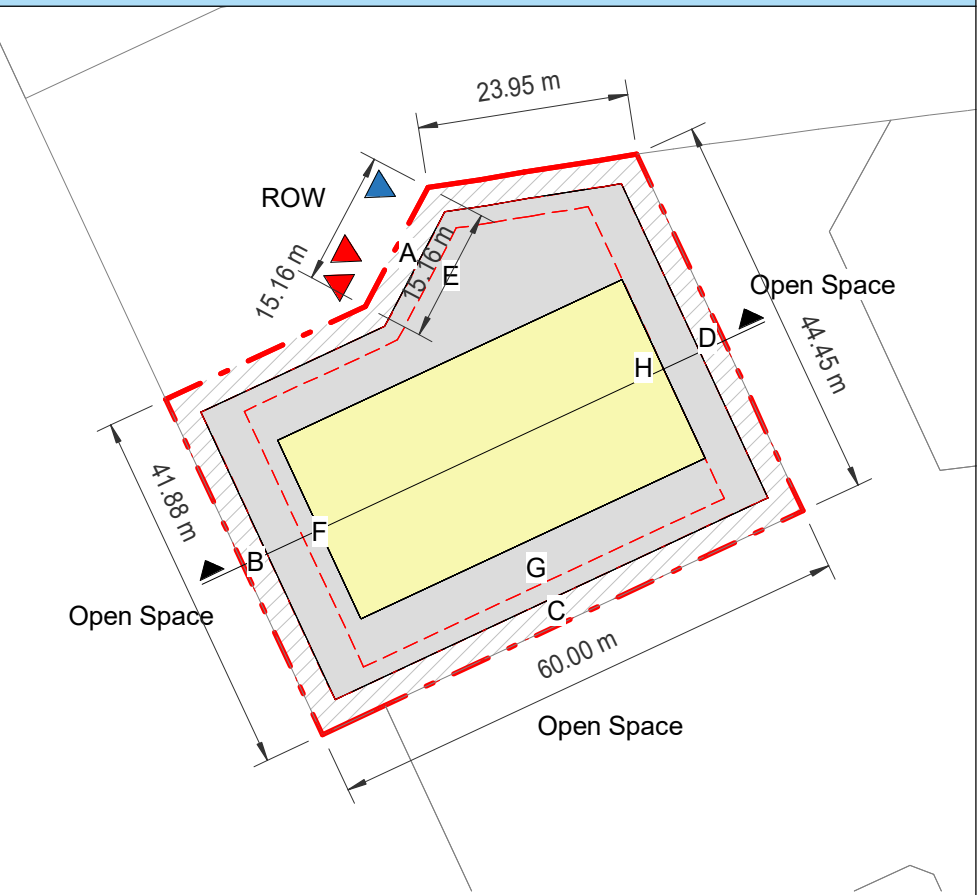
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

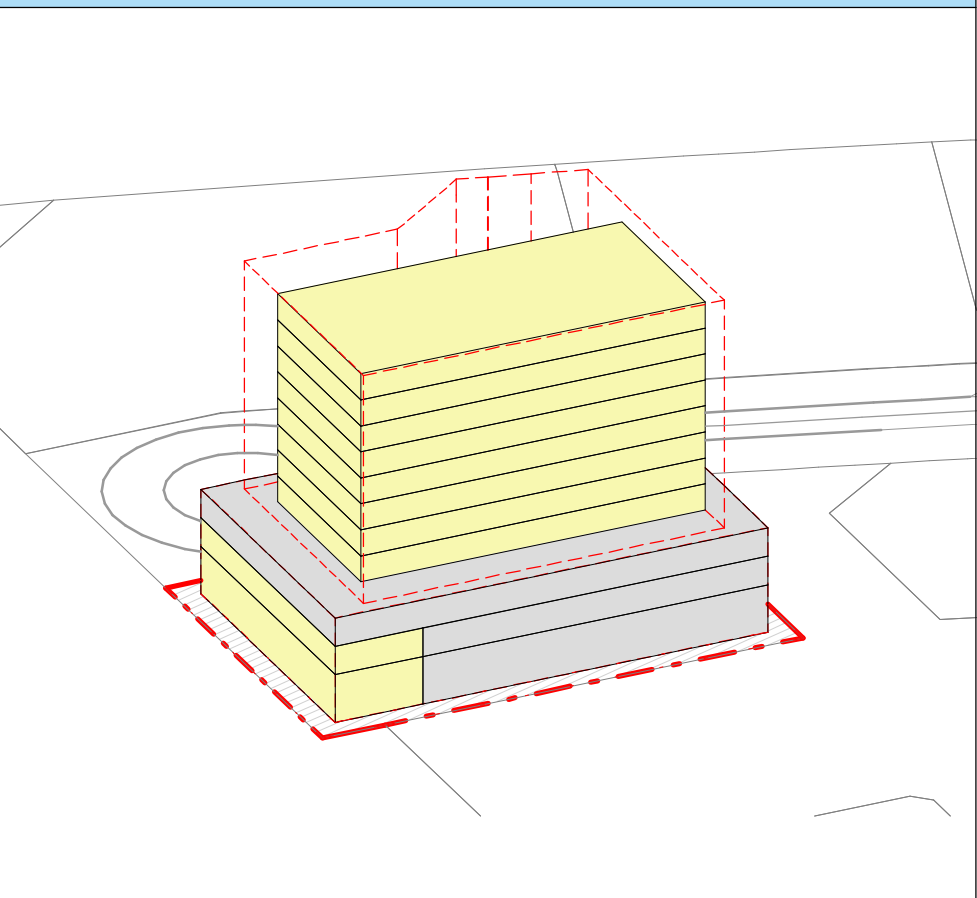
DIA-RE-0144

RESIDENTIAL (APARTMENT)

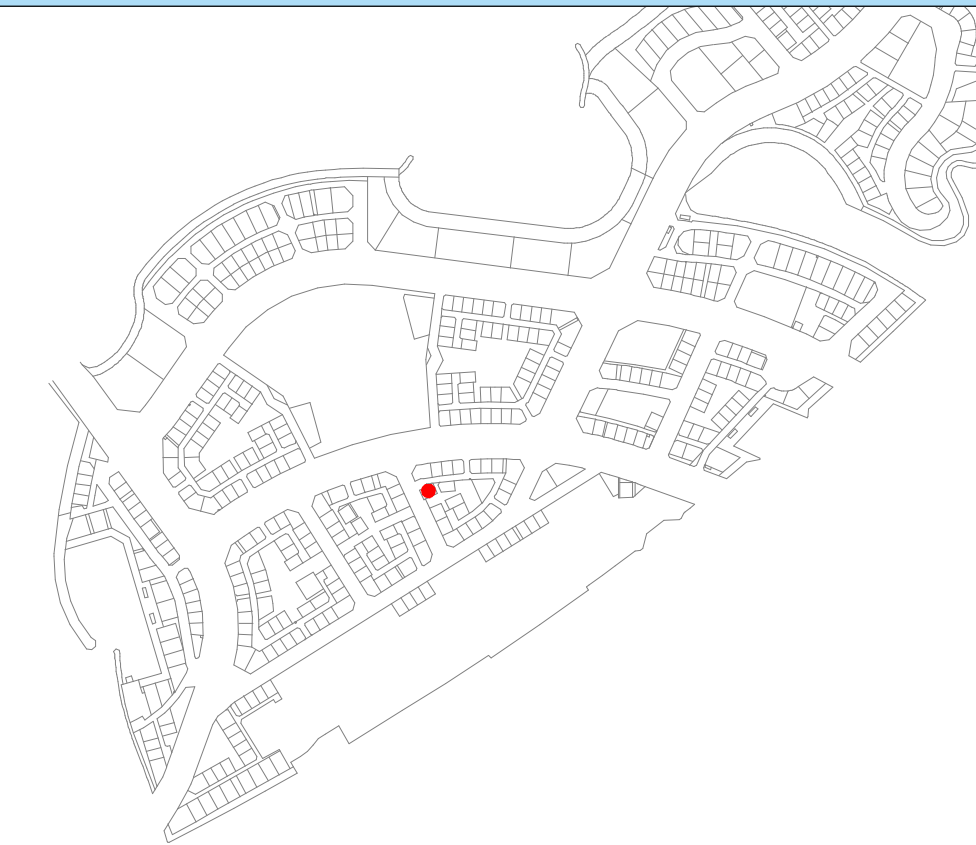
## PLOT PLAN



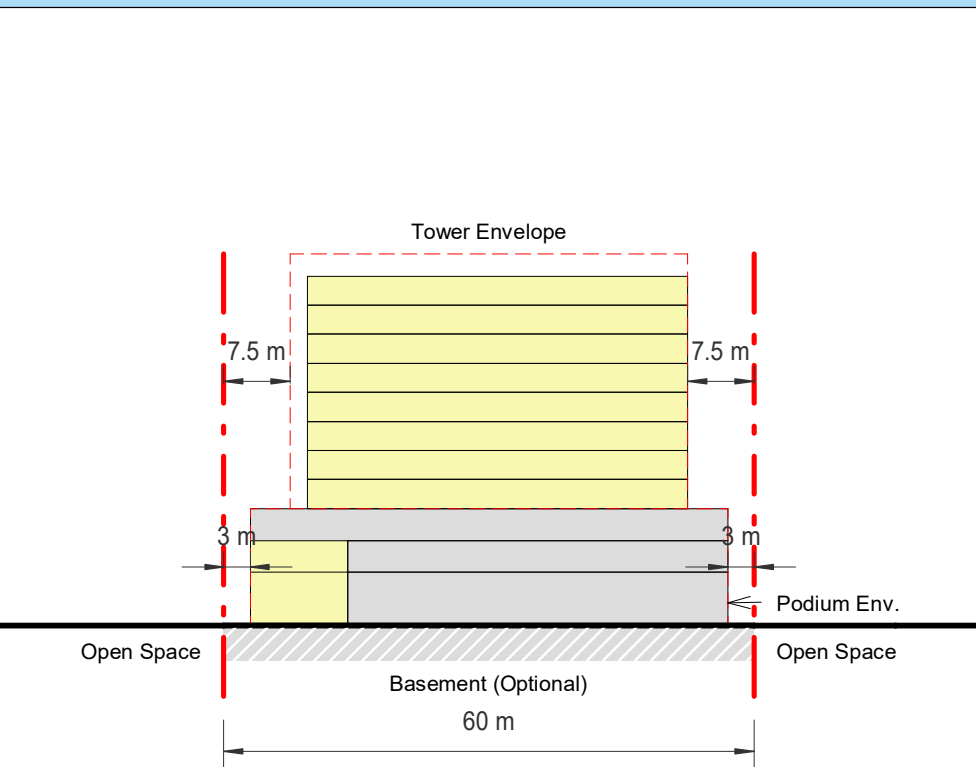
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

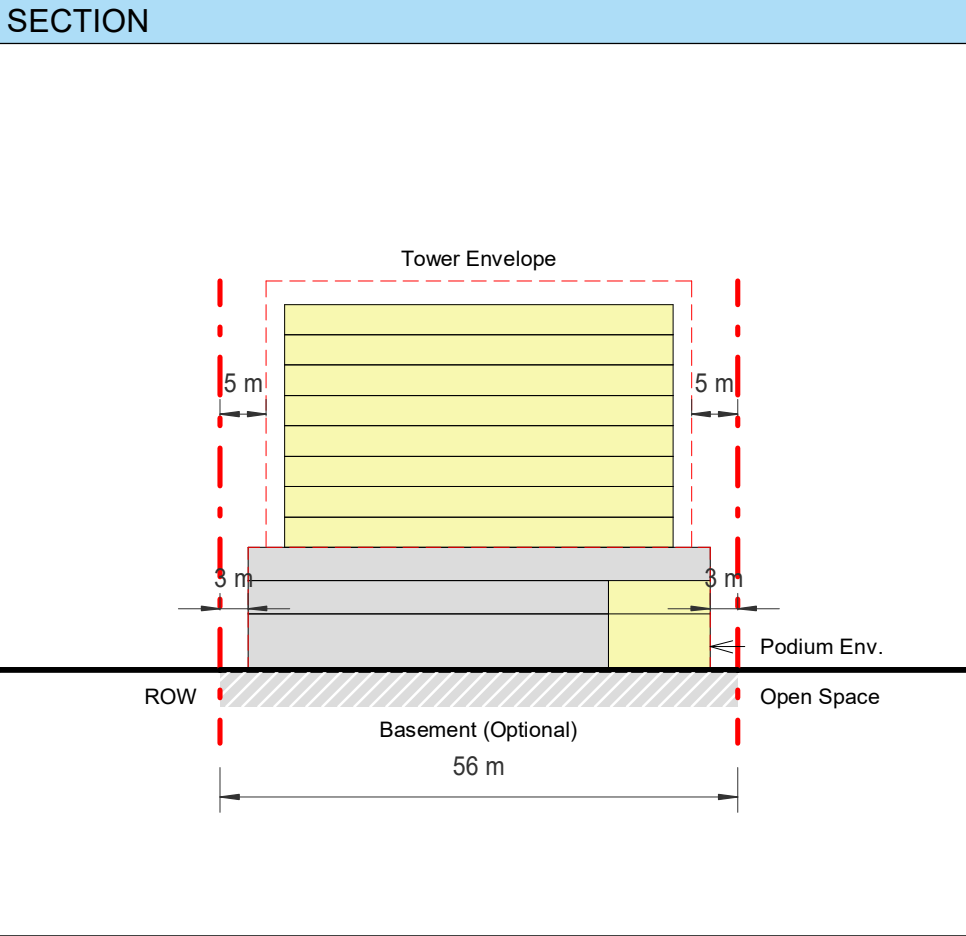
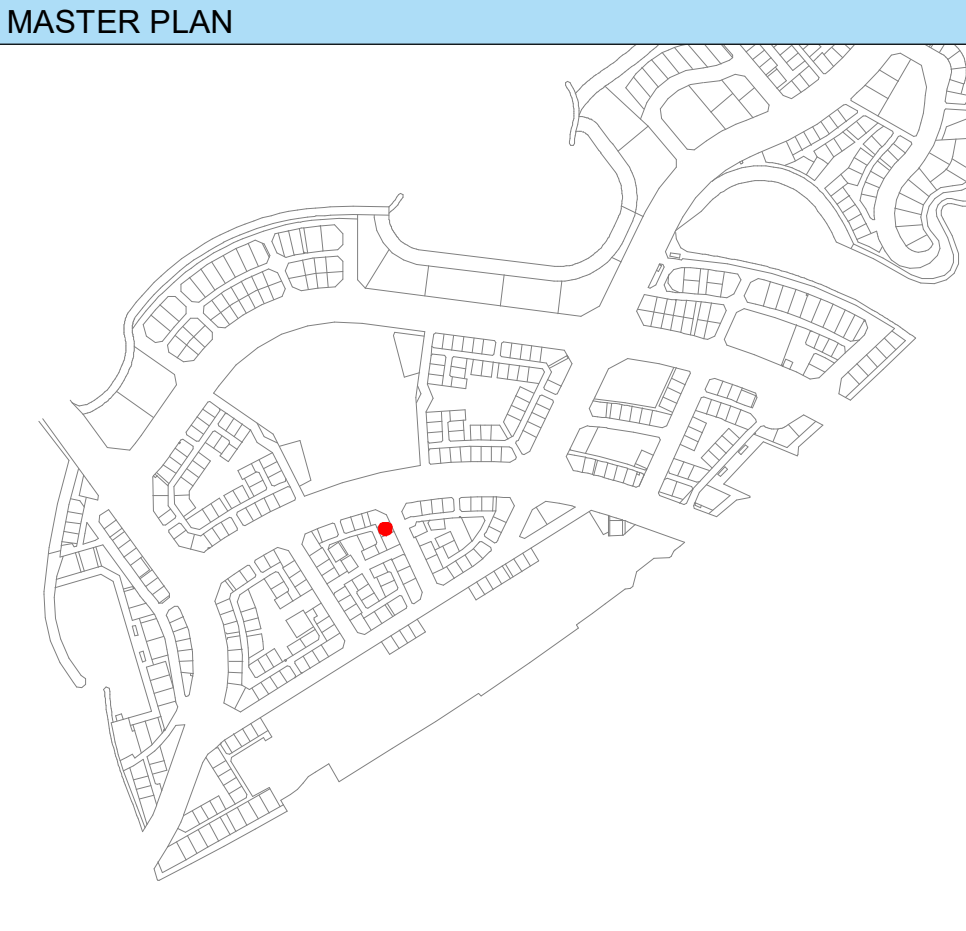
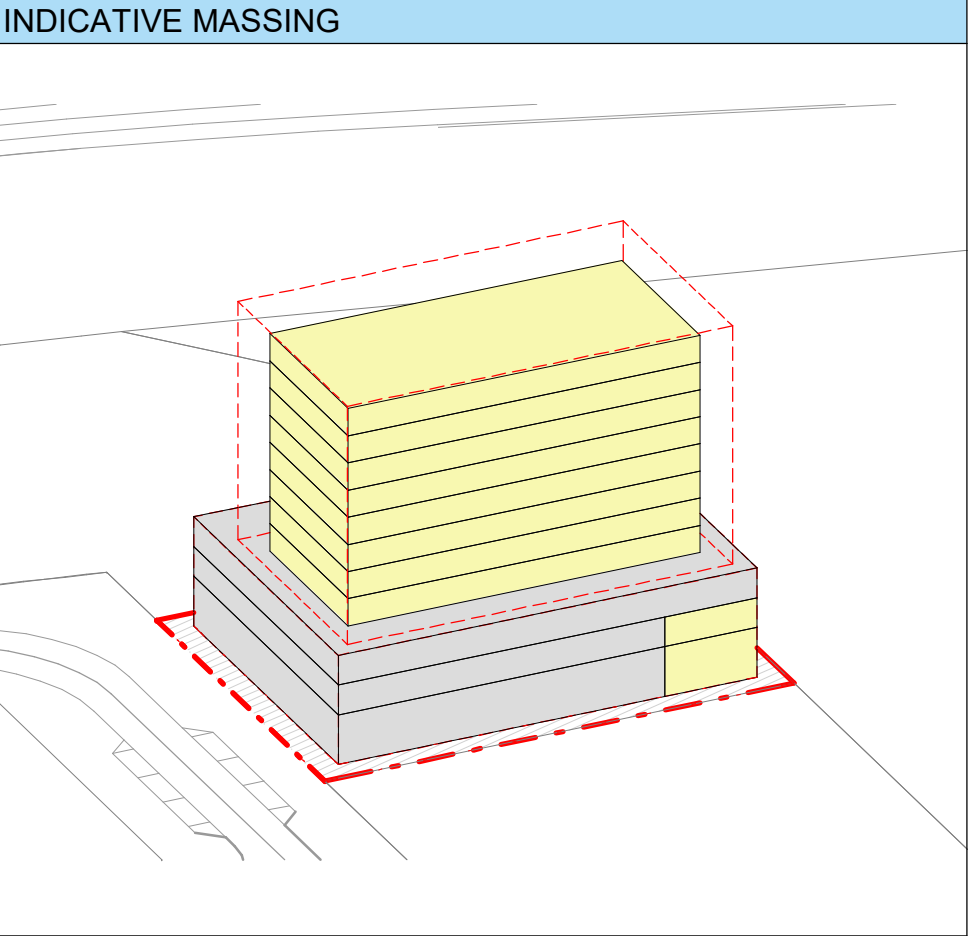
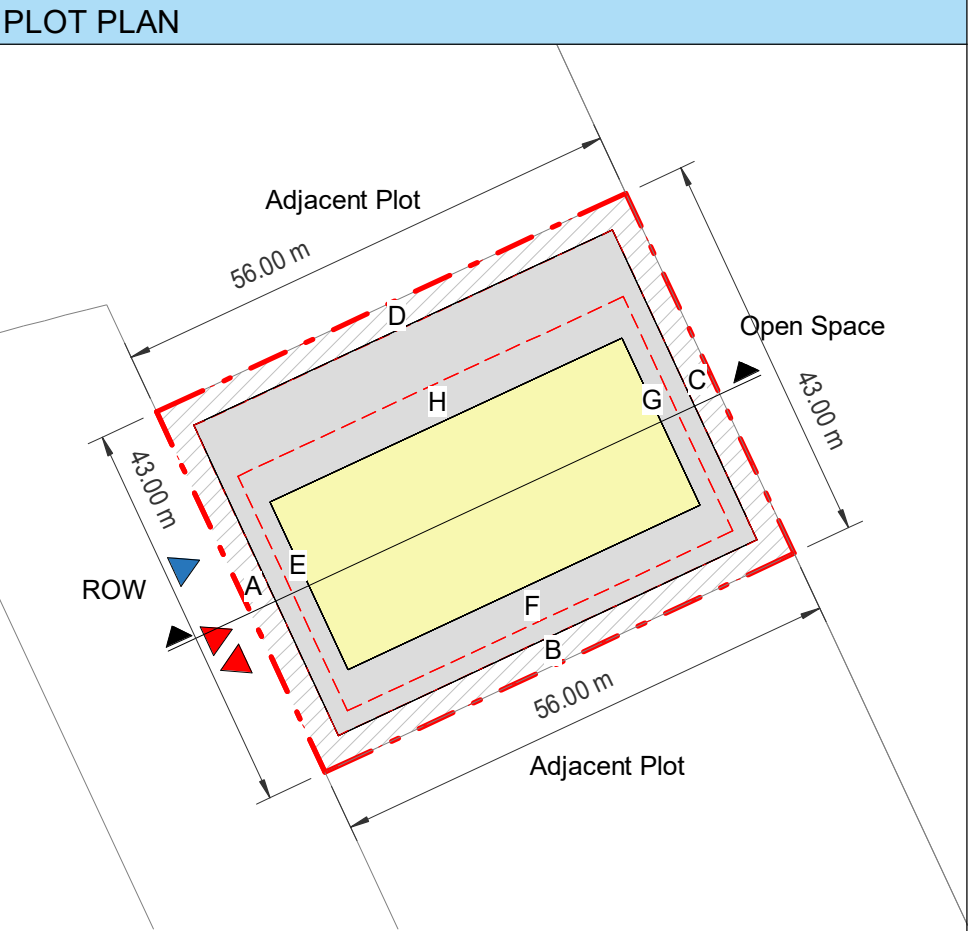
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0145

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,124 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,779 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

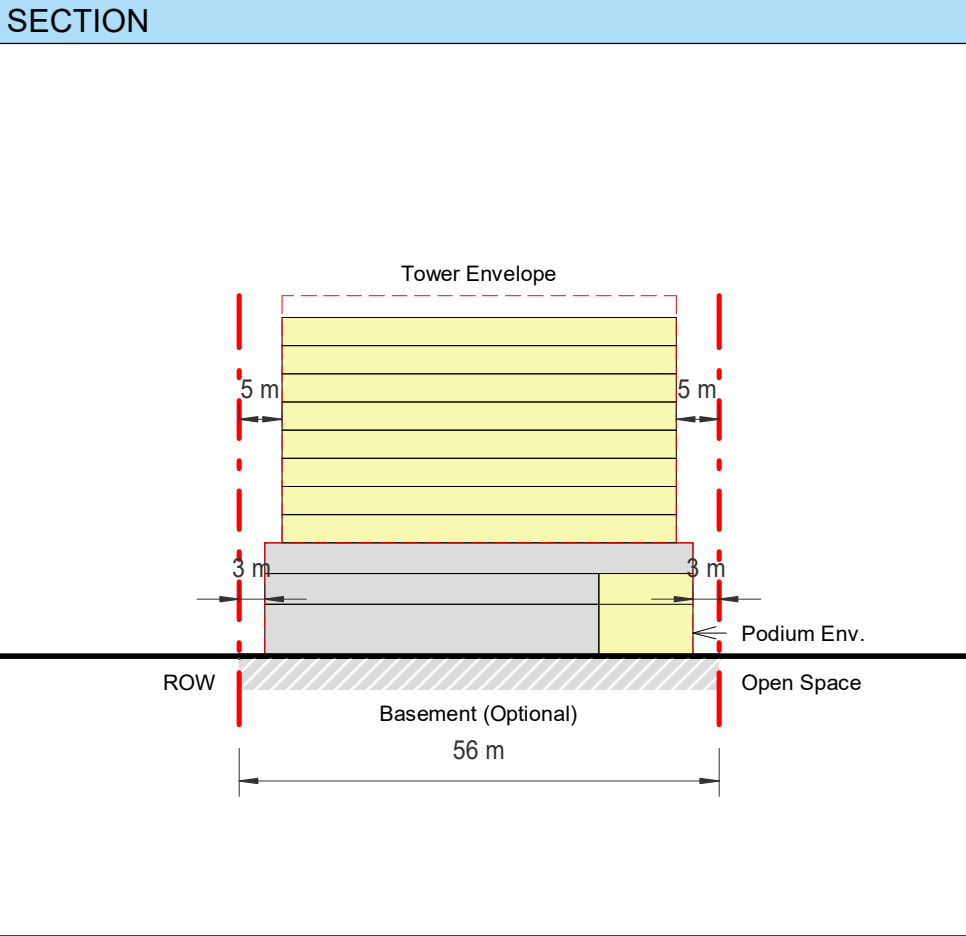
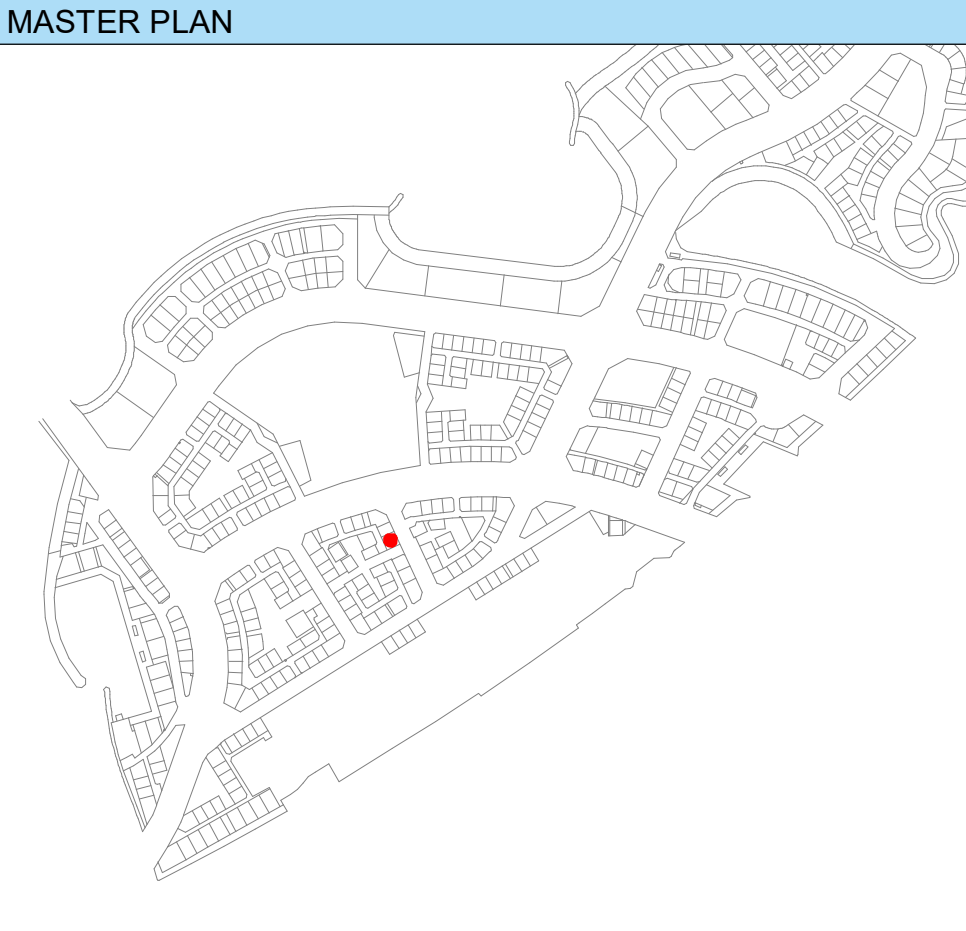
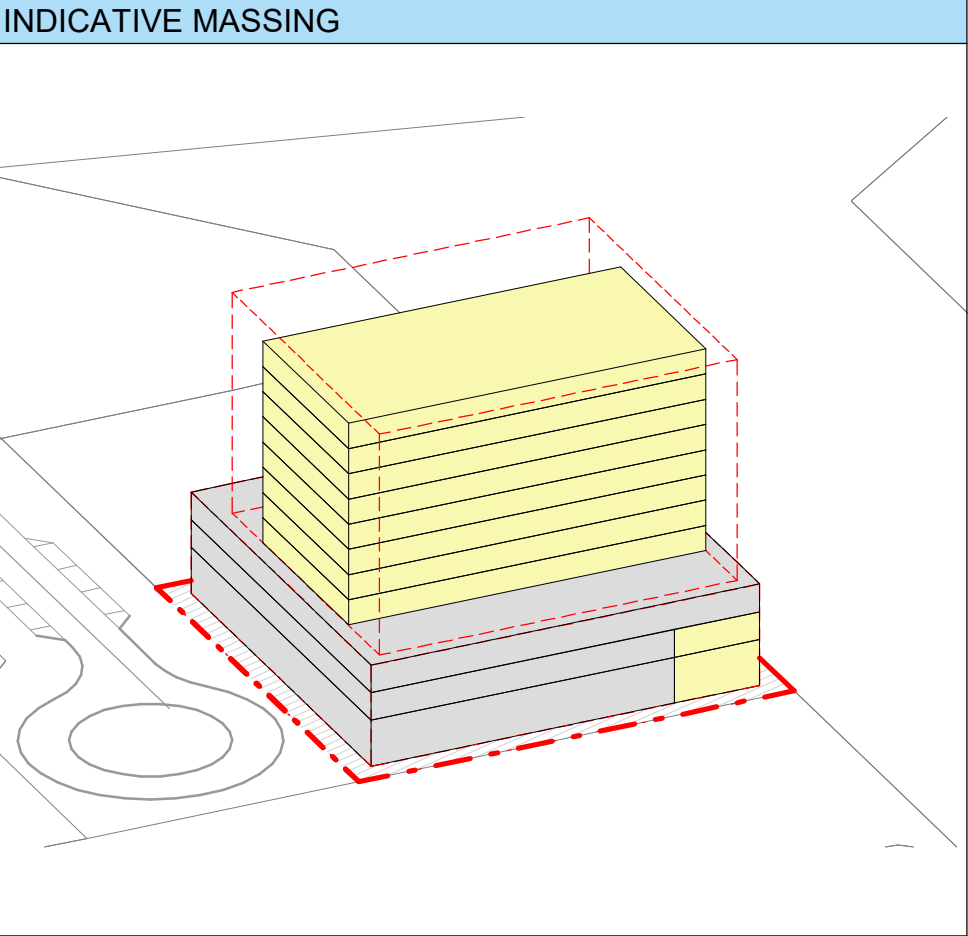
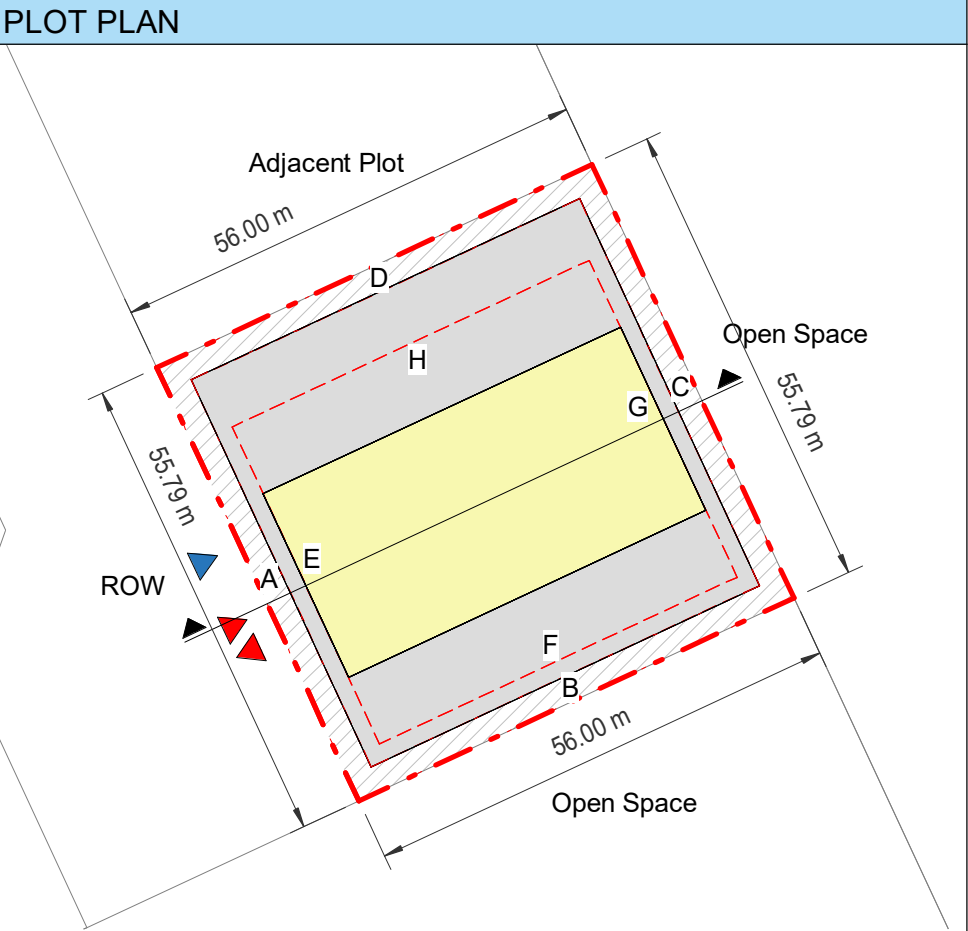
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0146

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,553 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	8,883 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

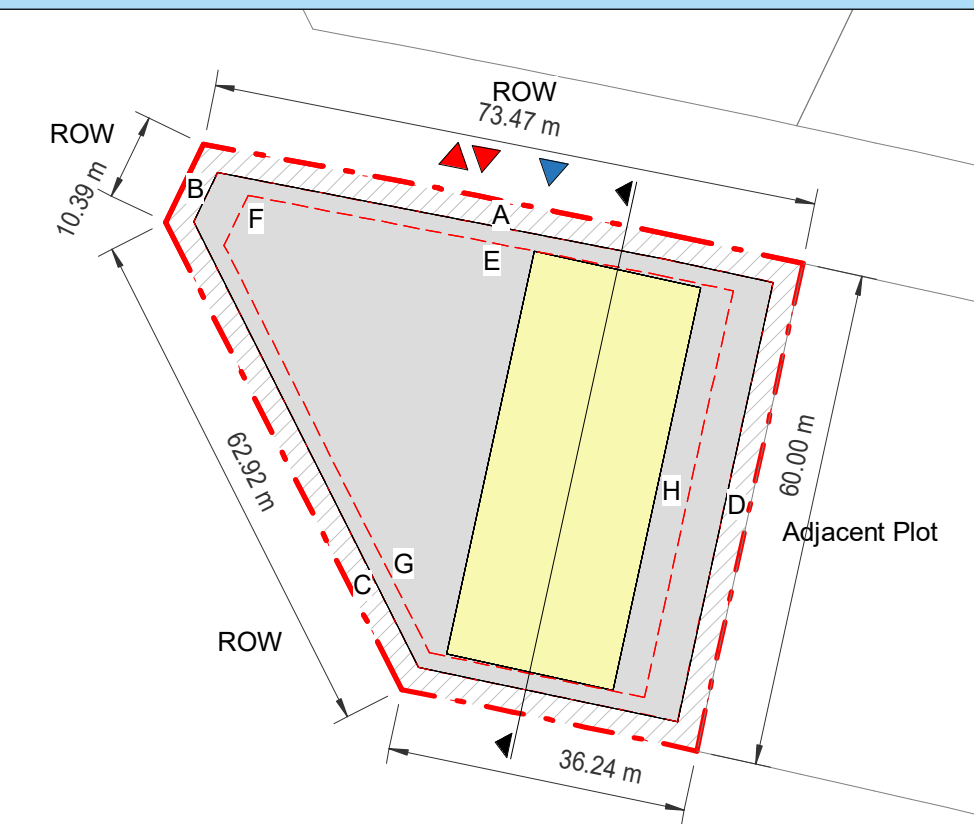
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

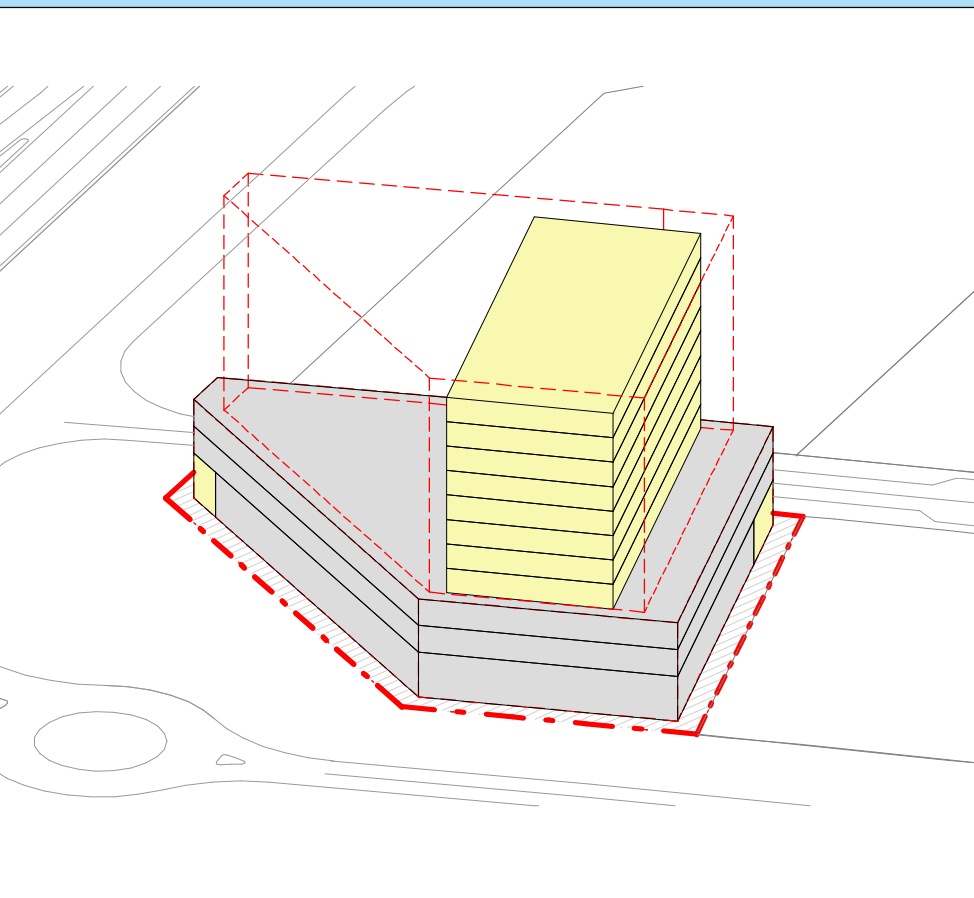
DIA-RE-0152

RESIDENTIAL (APARTMENT)

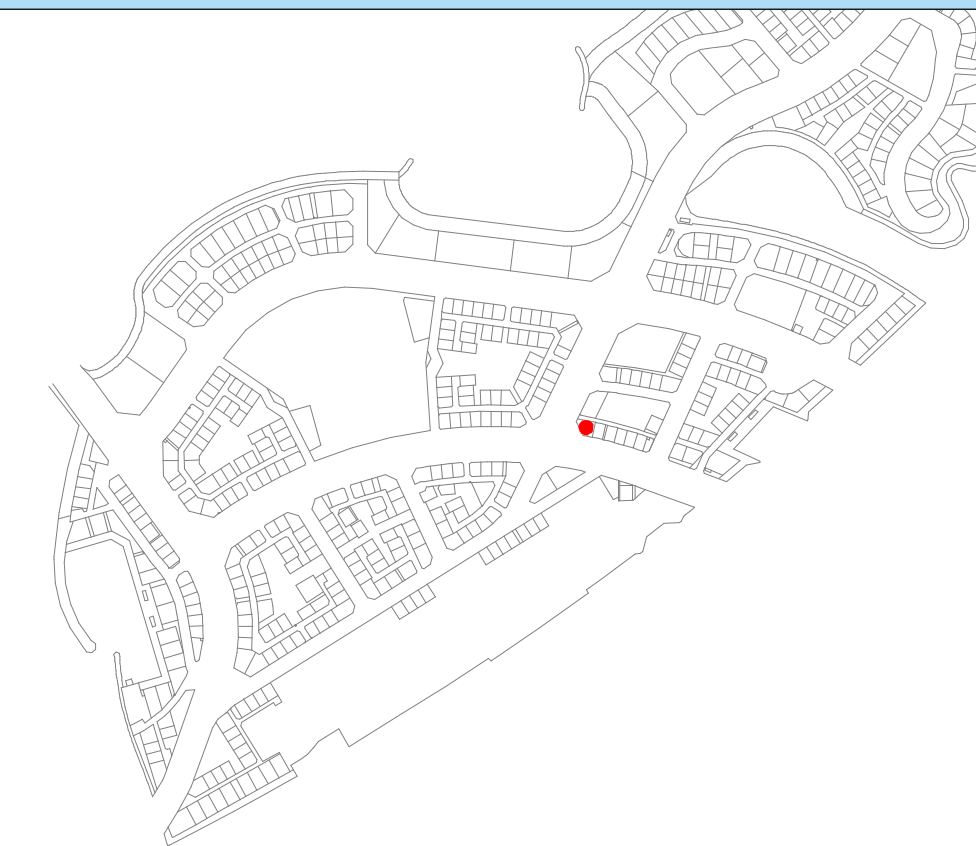
## PLOT PLAN



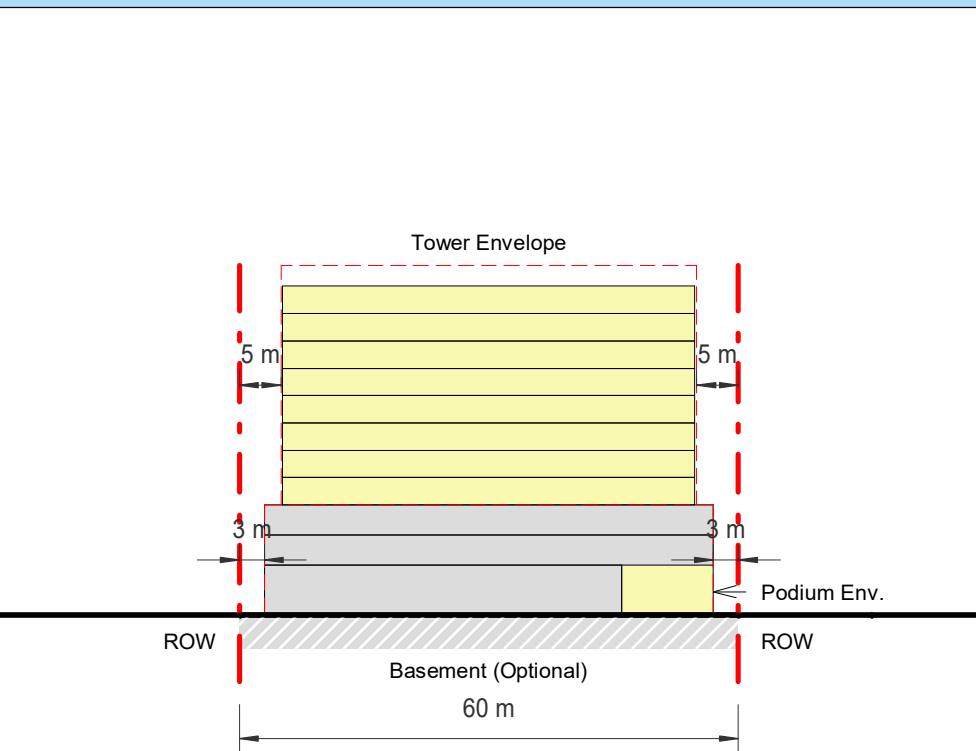
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,637 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,253 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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

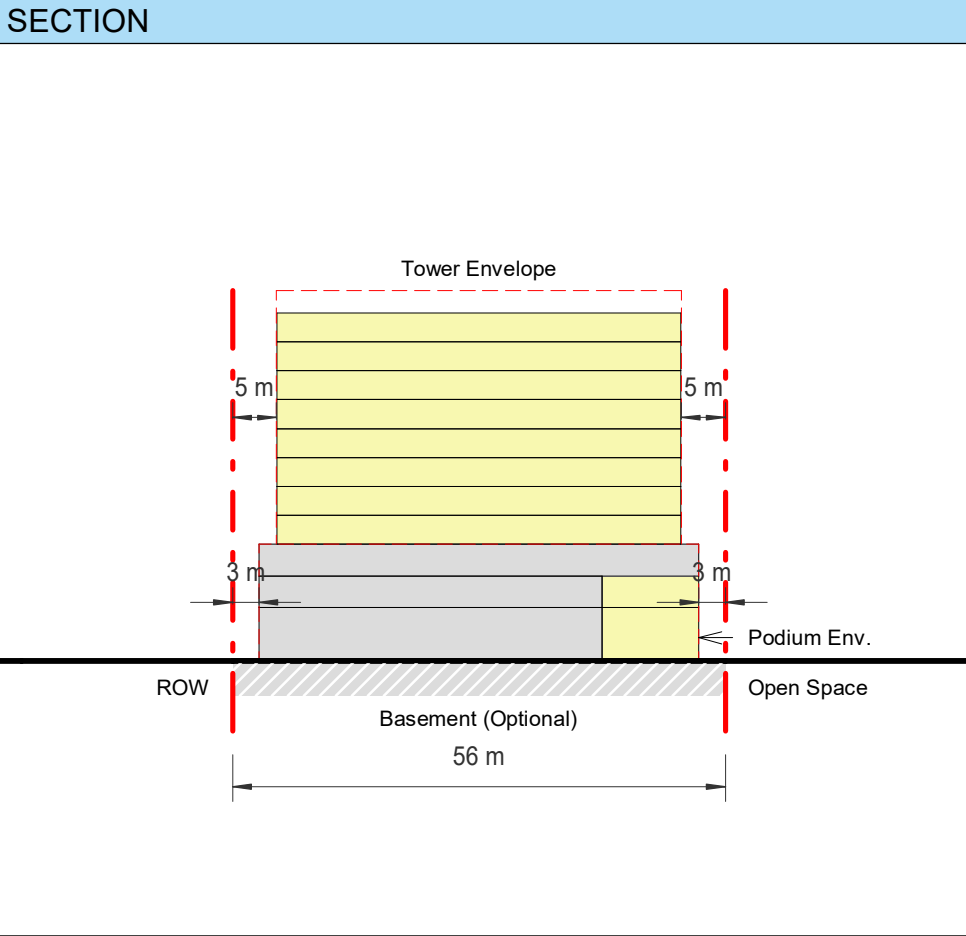
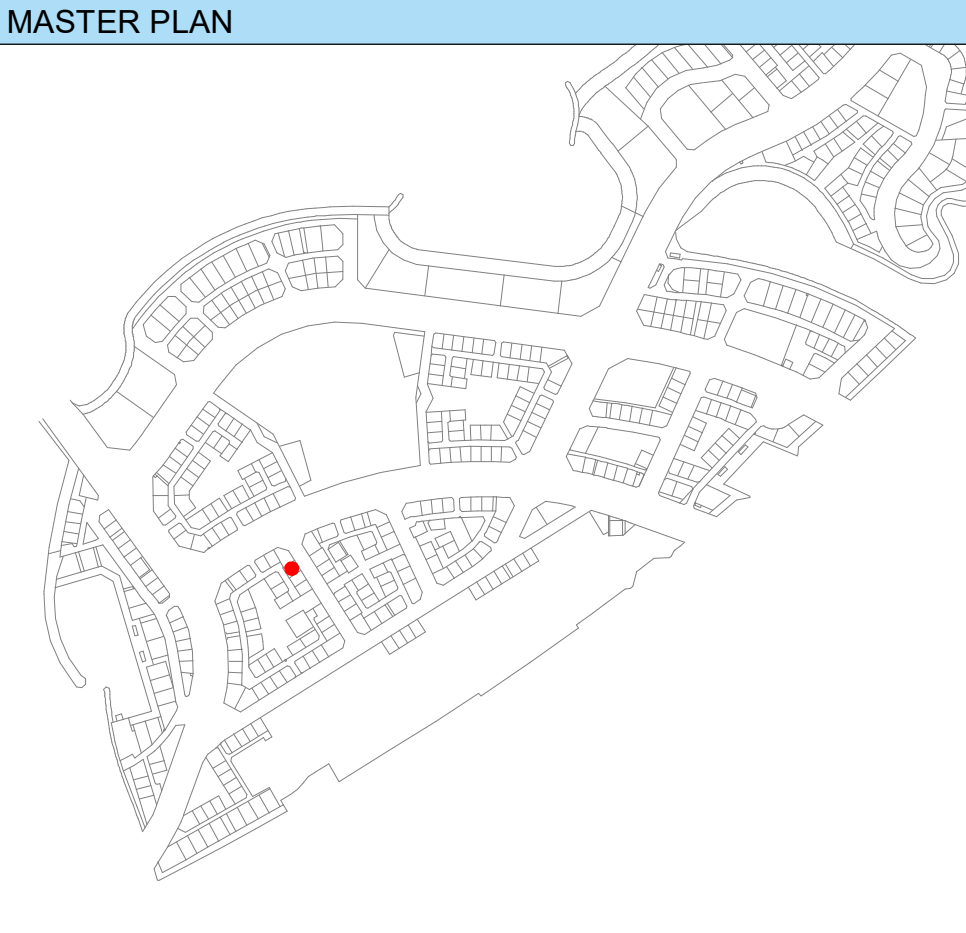
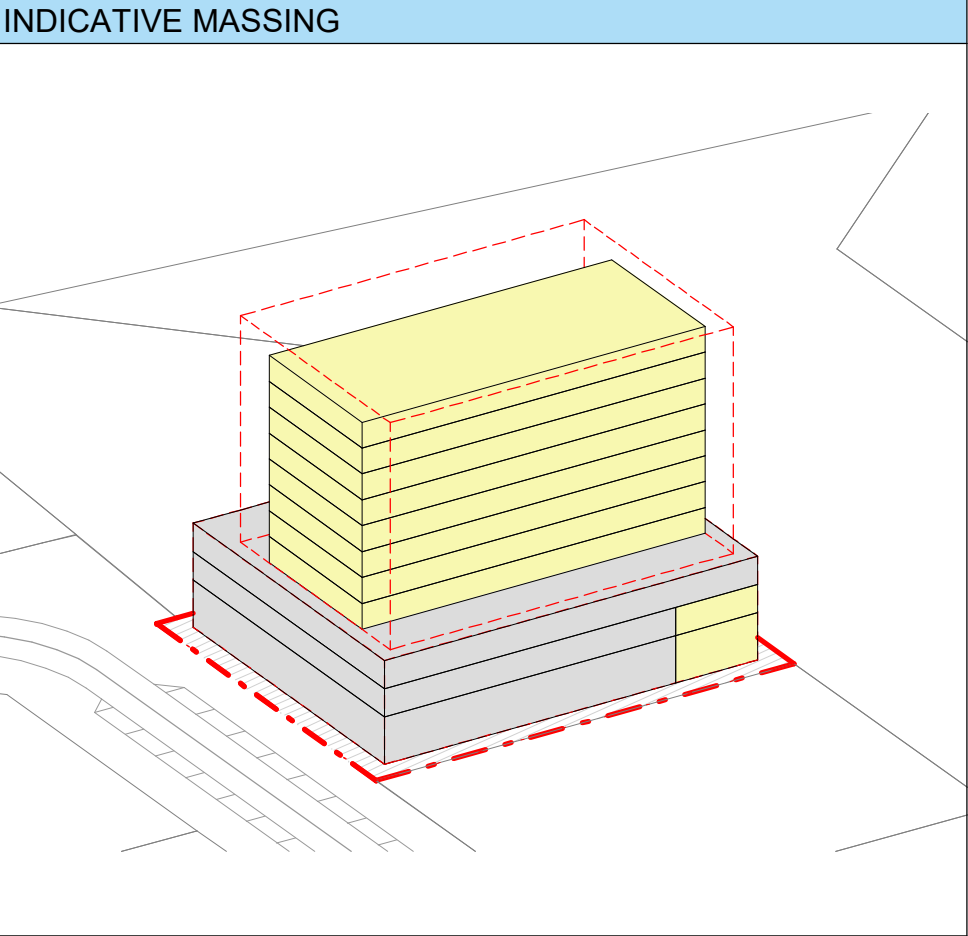
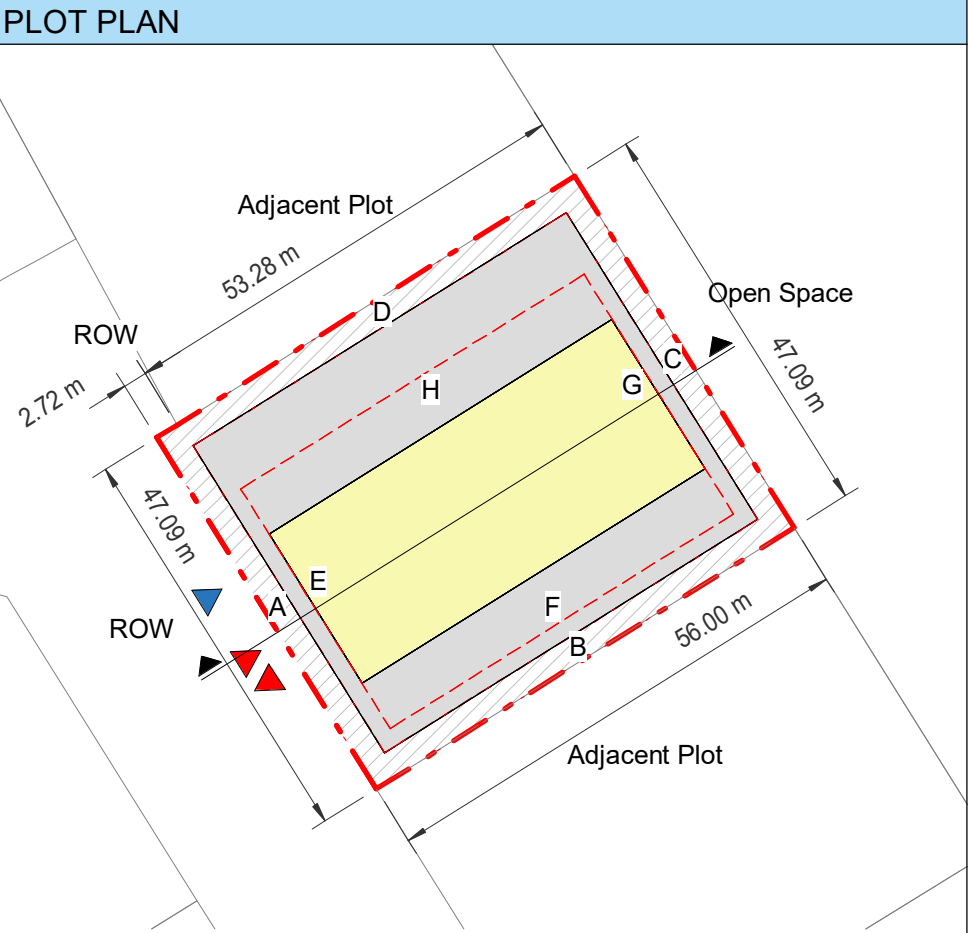
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0153  
RESIDENTIAL (APARTMENT)



Disclaimer:  
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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

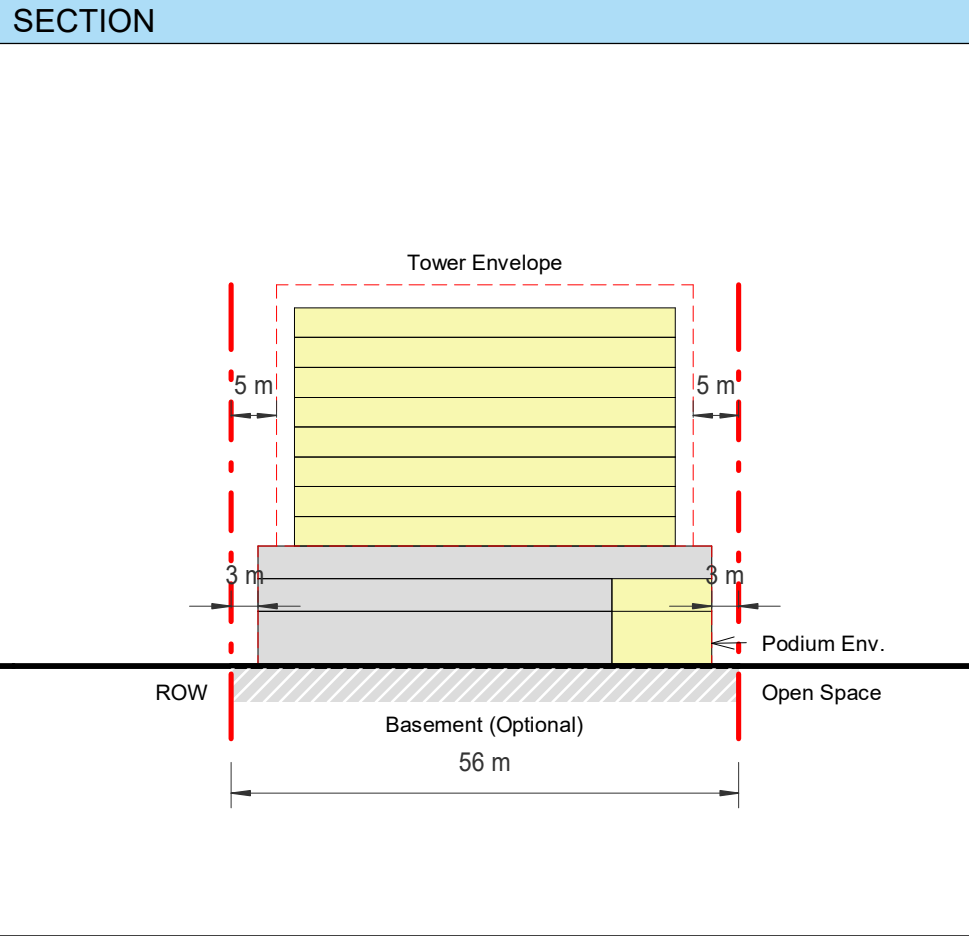
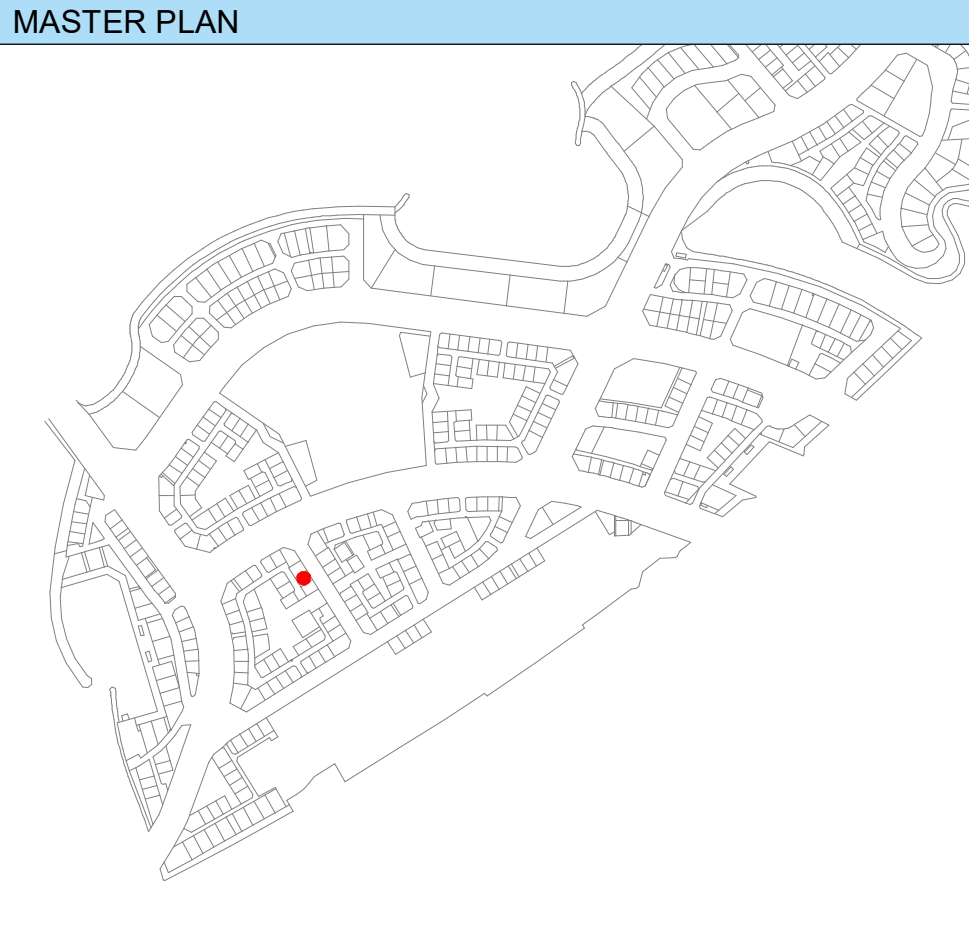
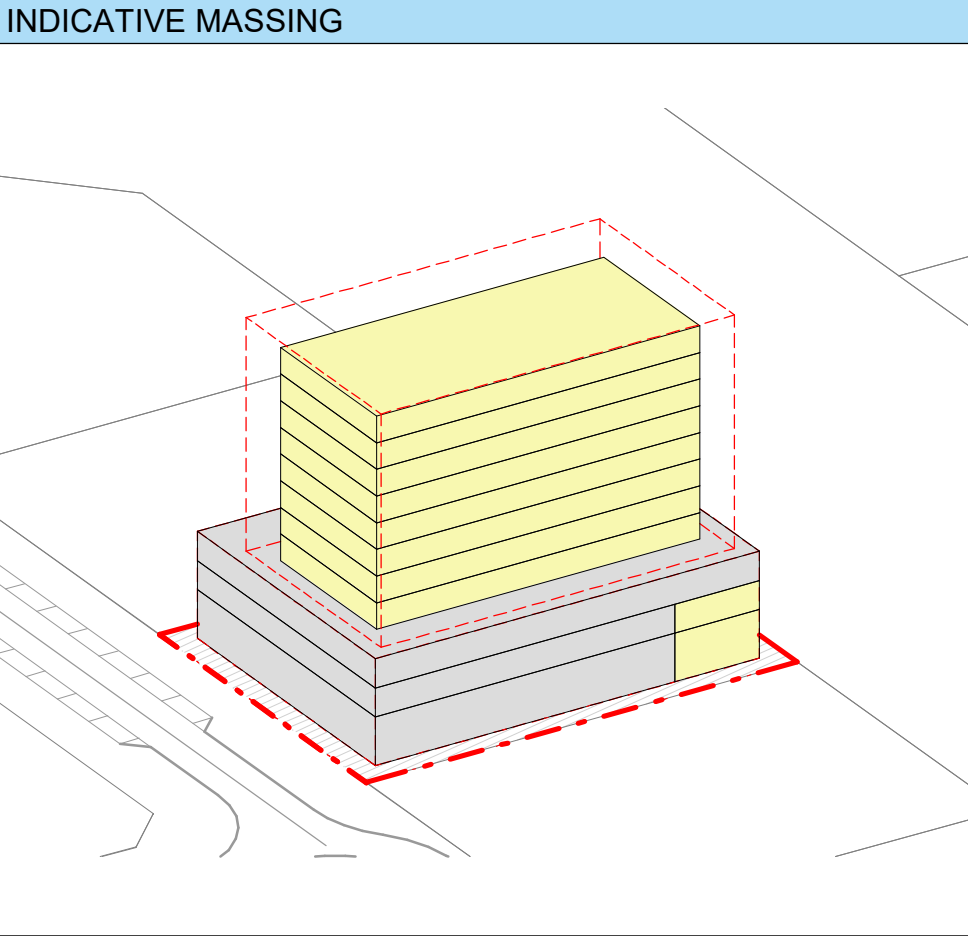
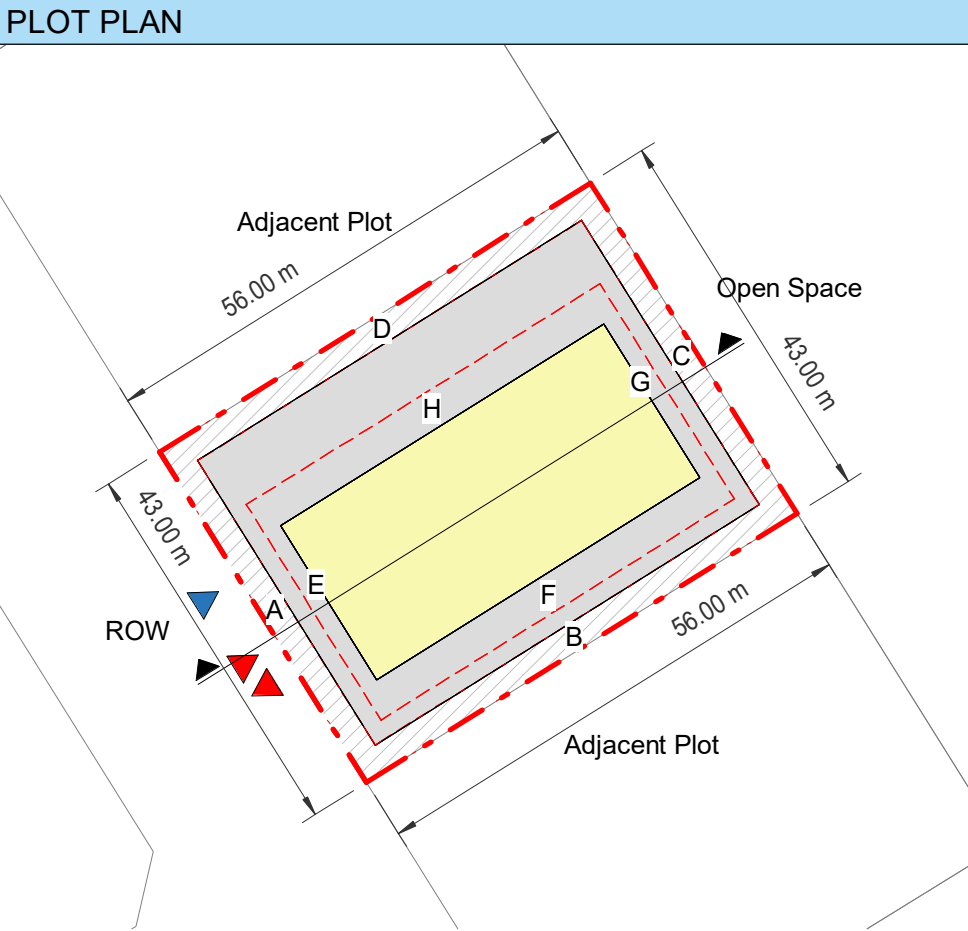
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0154

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

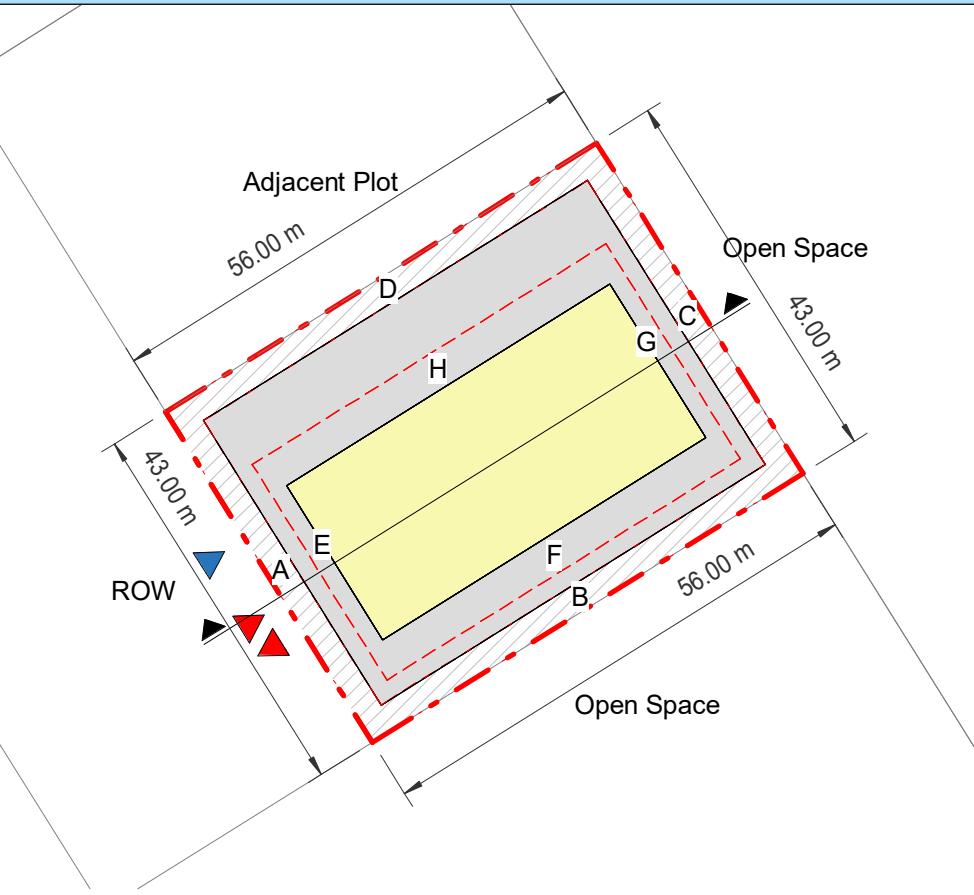
**Notes:**

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

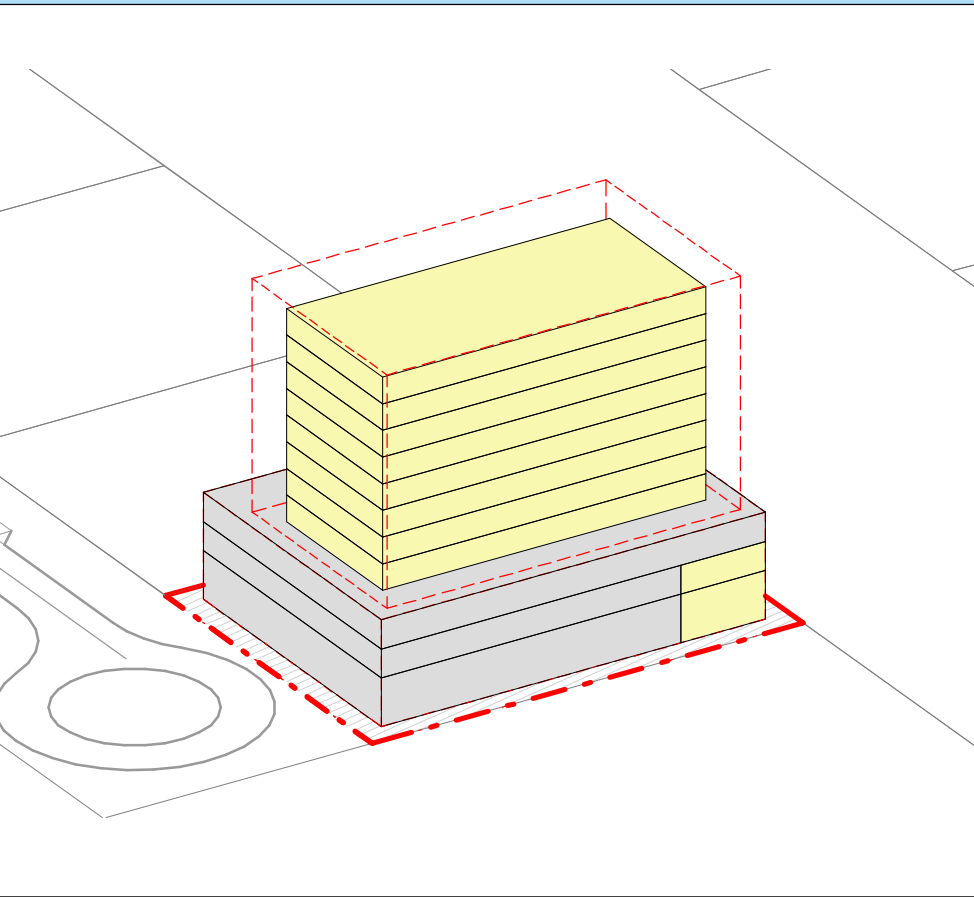
DIA-RE-0155

RESIDENTIAL (APARTMENT)

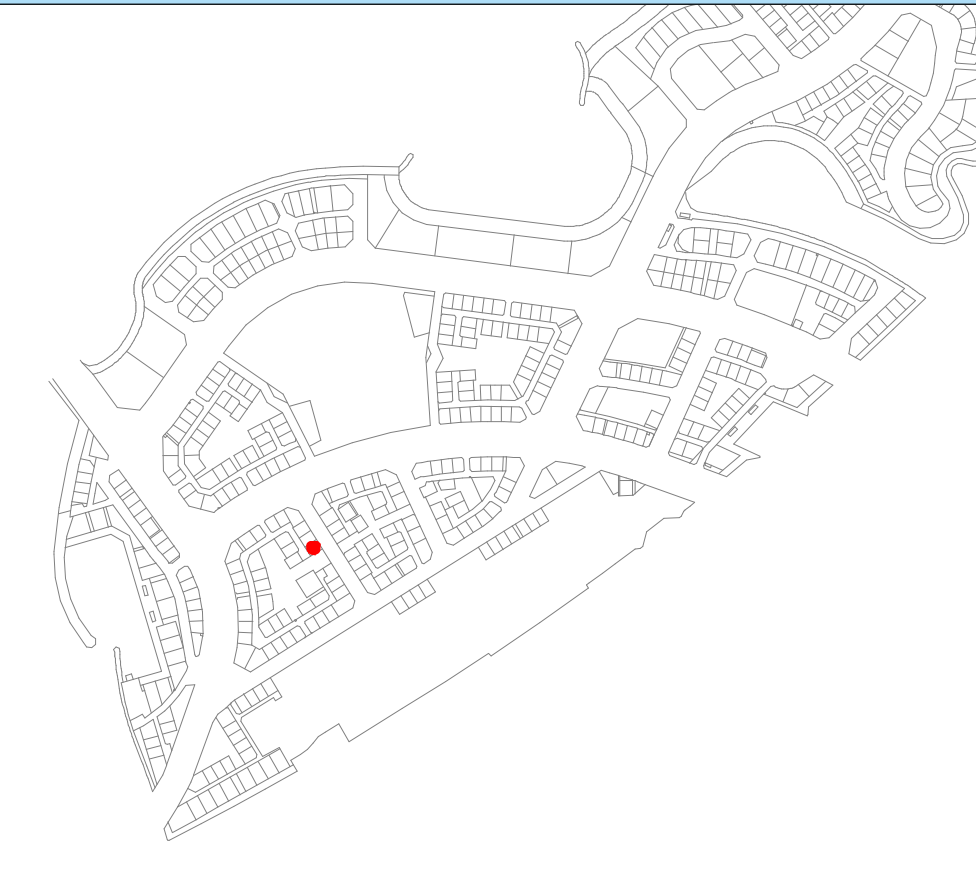
## PLOT PLAN



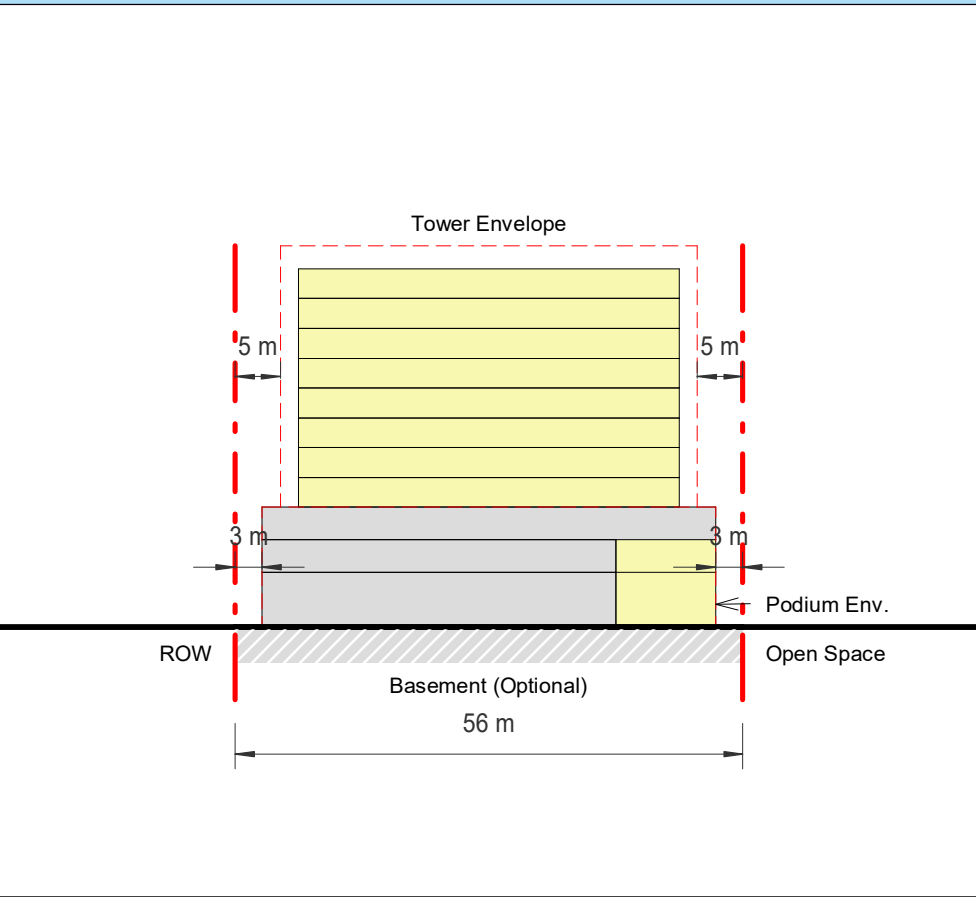
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,580 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,075 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

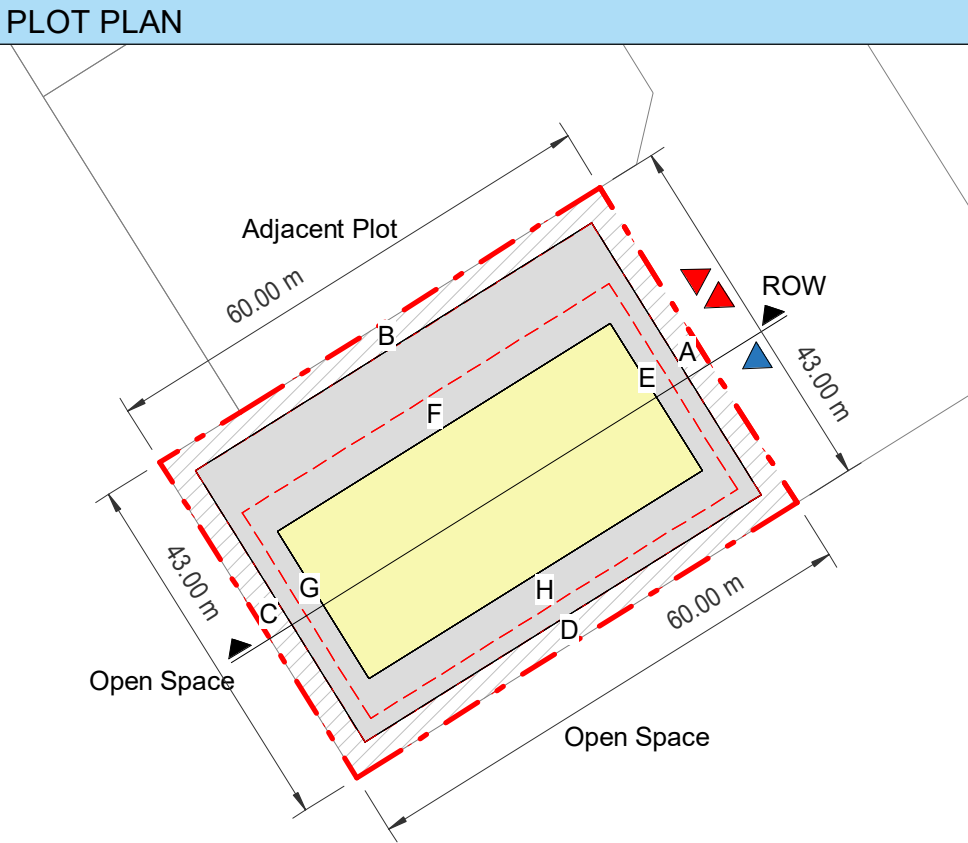
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

Notes:

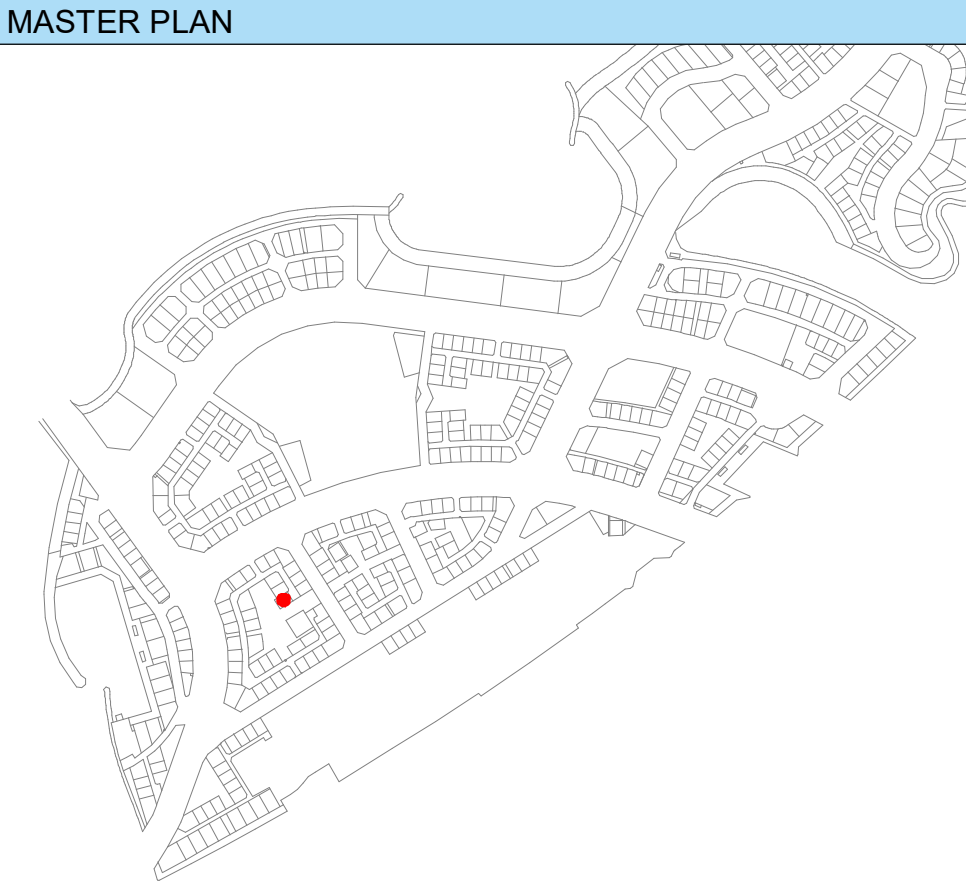
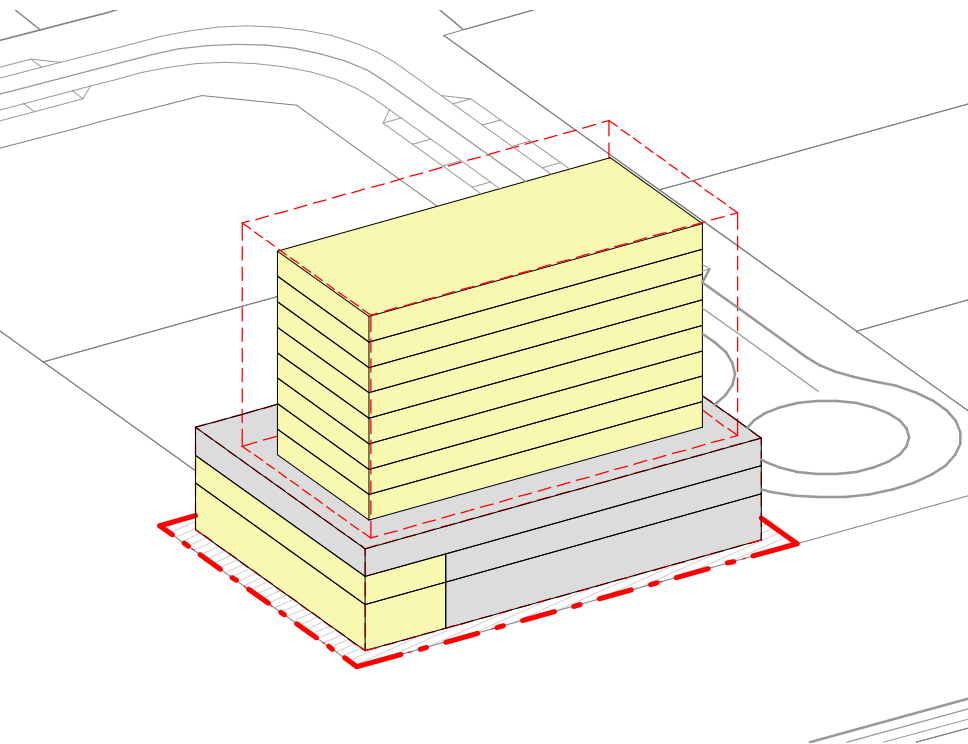
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0156

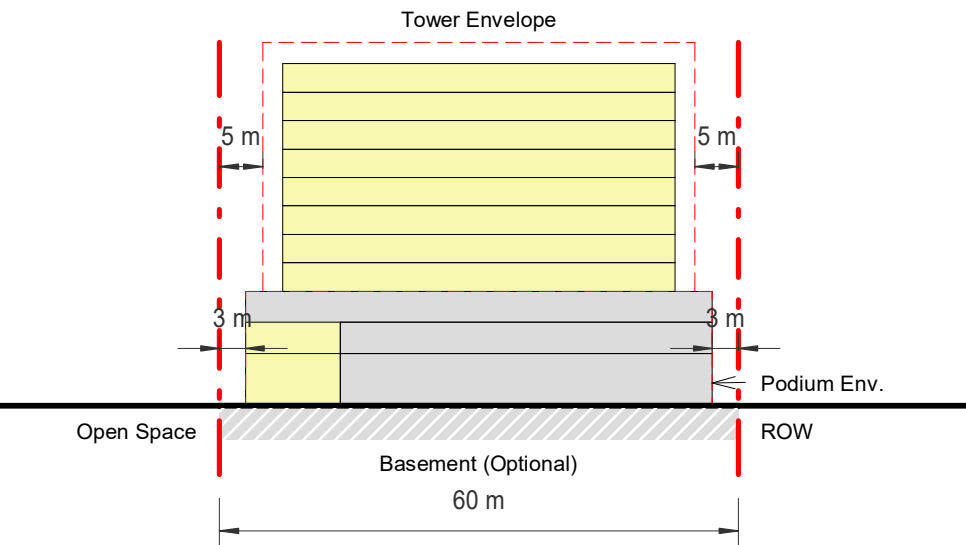
RESIDENTIAL (APARTMENT)



## INDICATIVE MASSING



## SECTION



### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,562 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,405 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

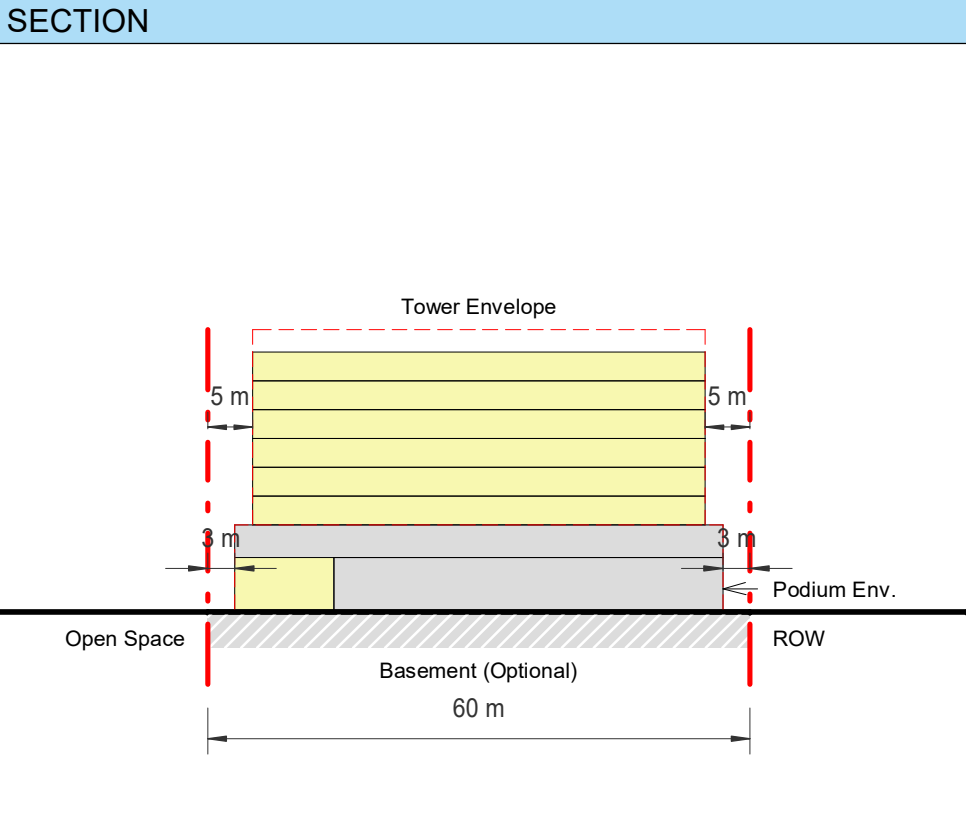
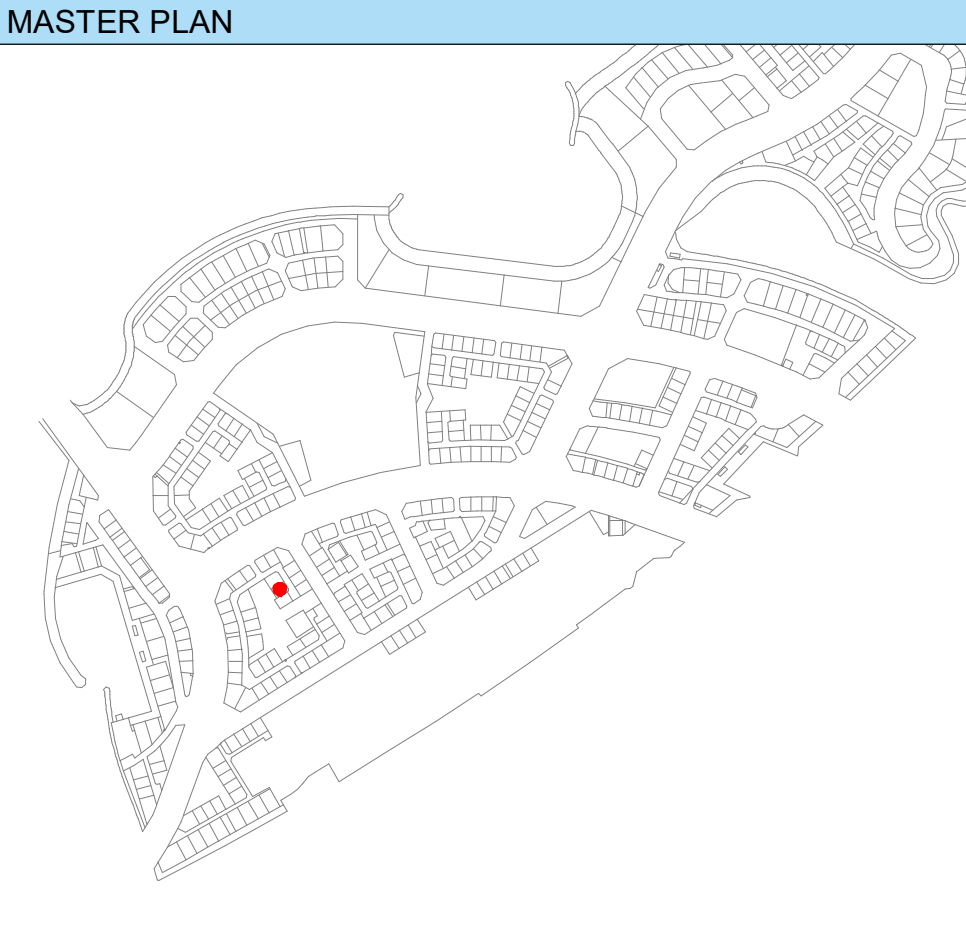
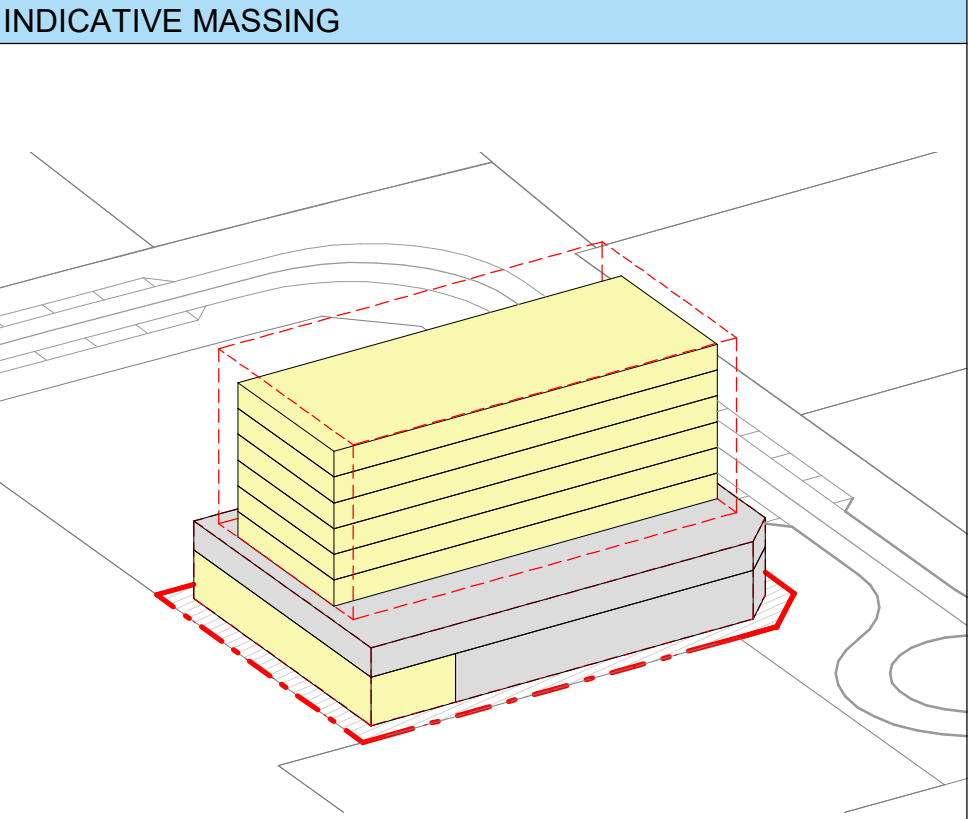
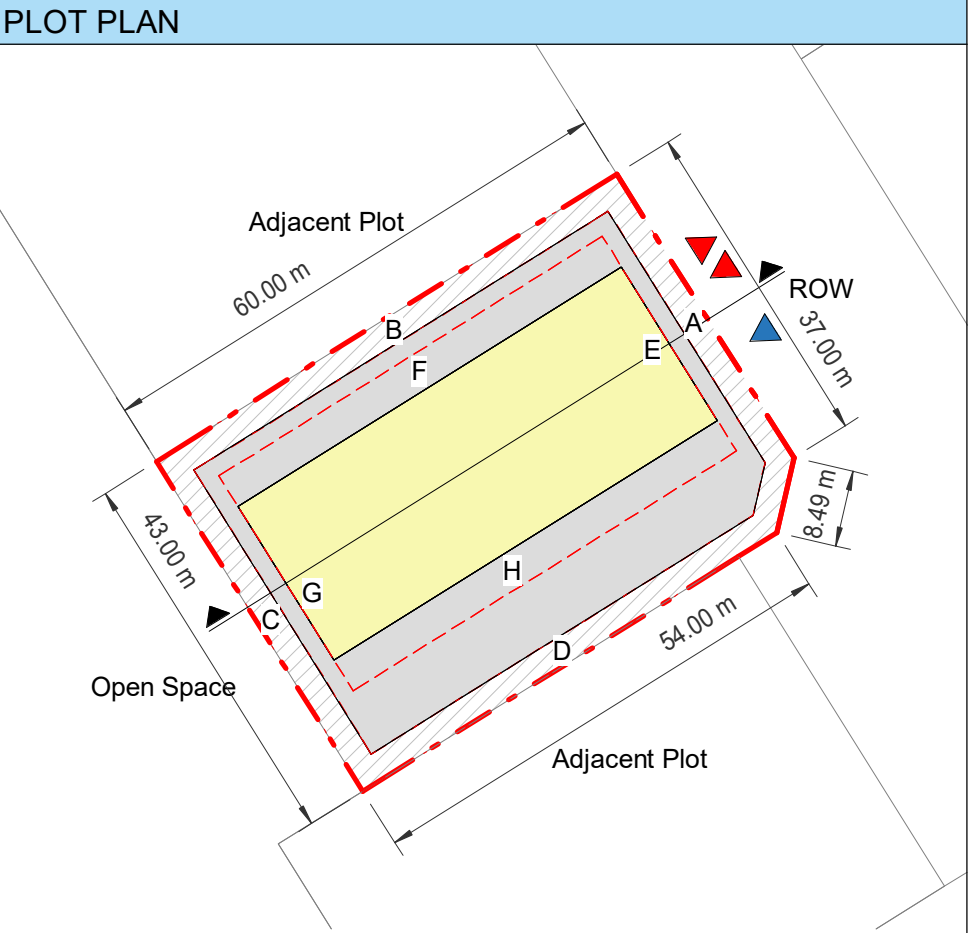
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0157

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,929 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	7,323 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

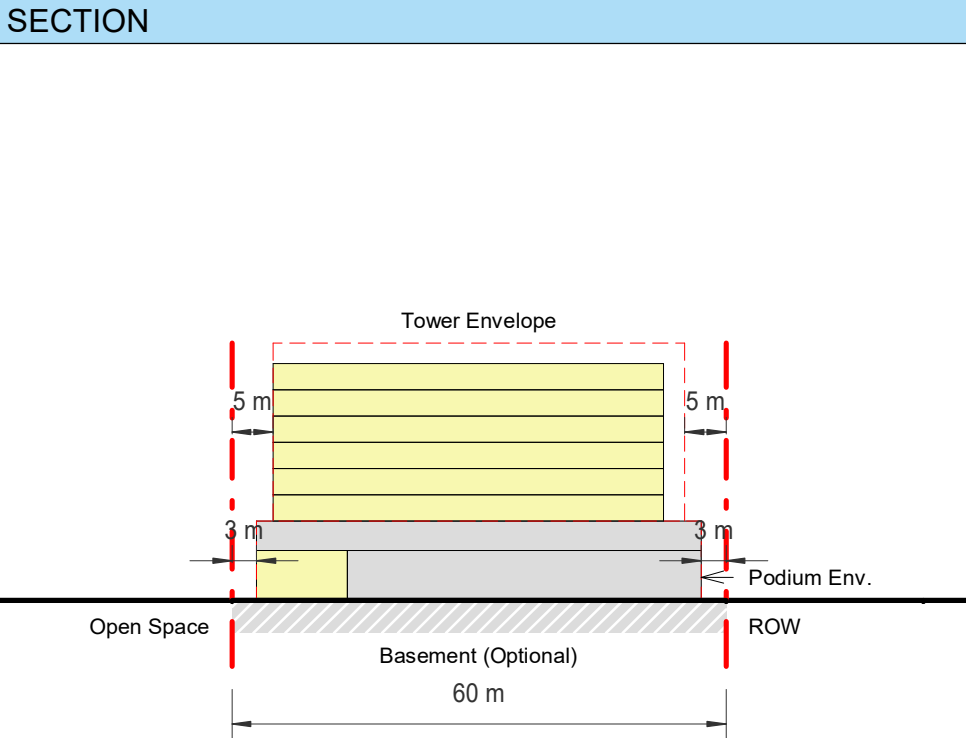
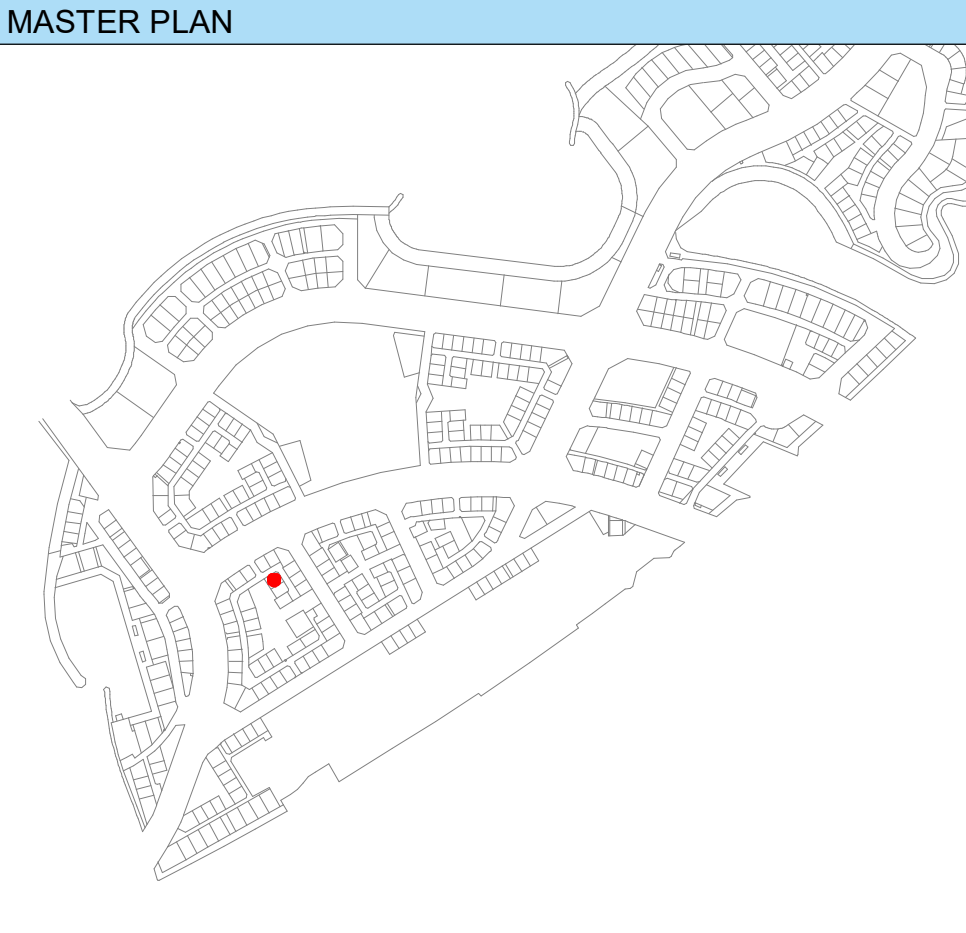
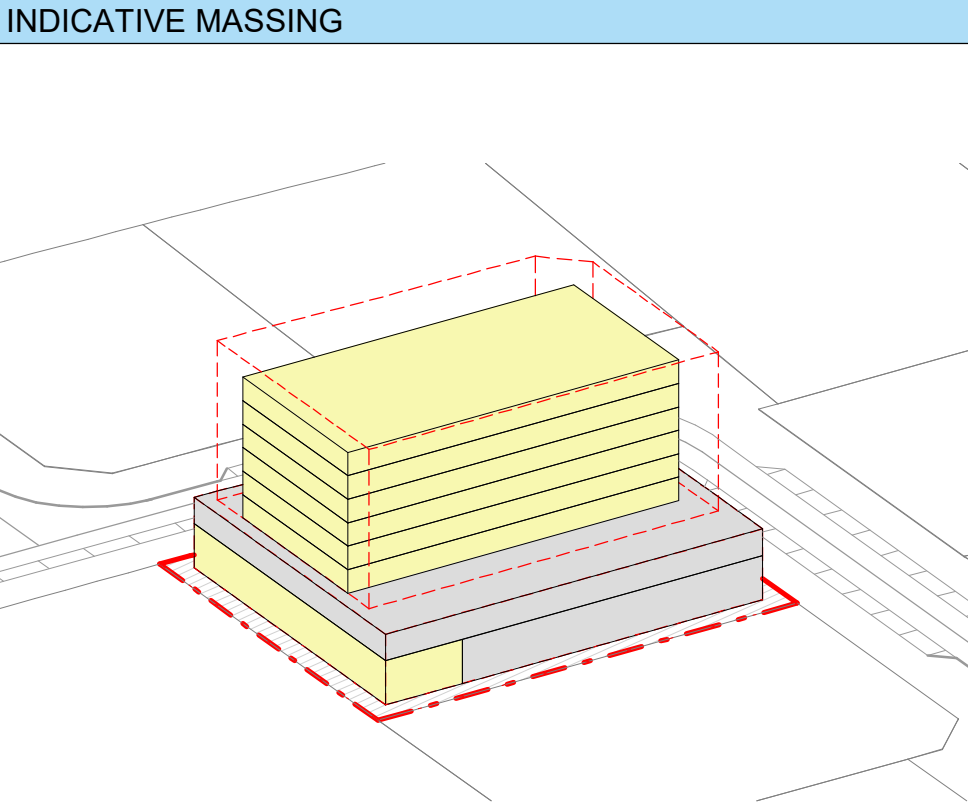
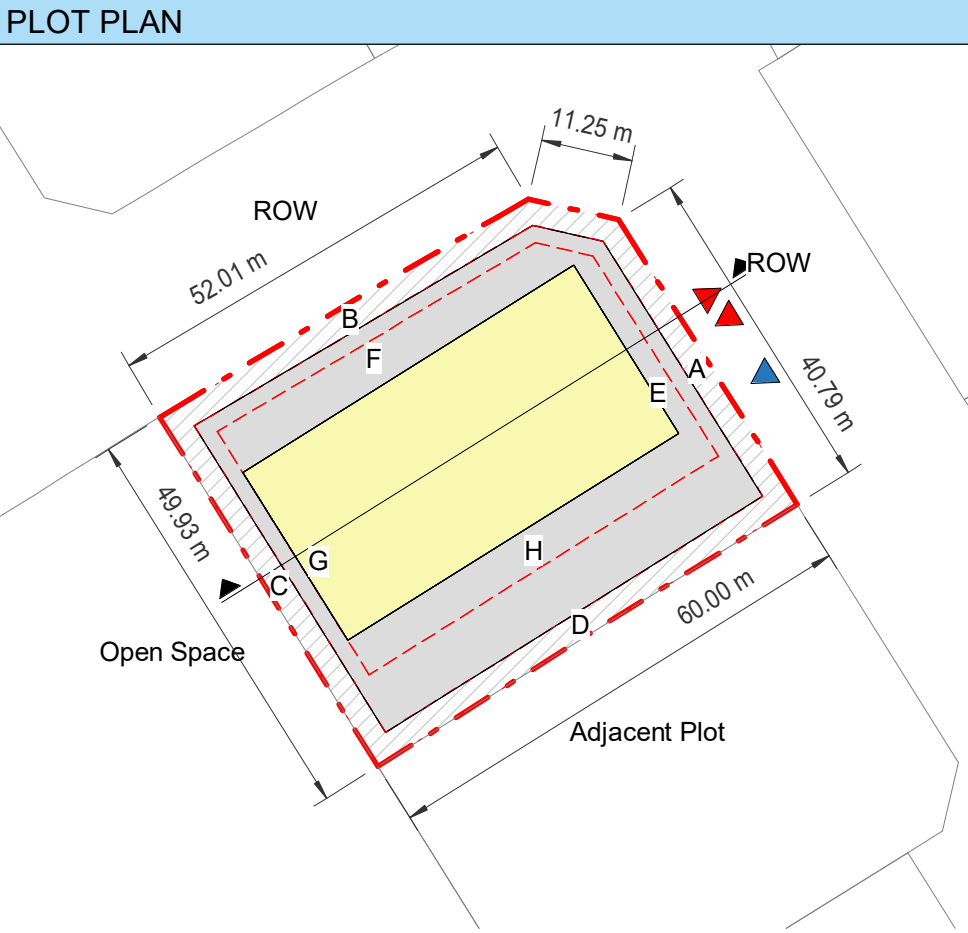
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0158

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,034 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	10,085 m <sup>2</sup>
- 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
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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

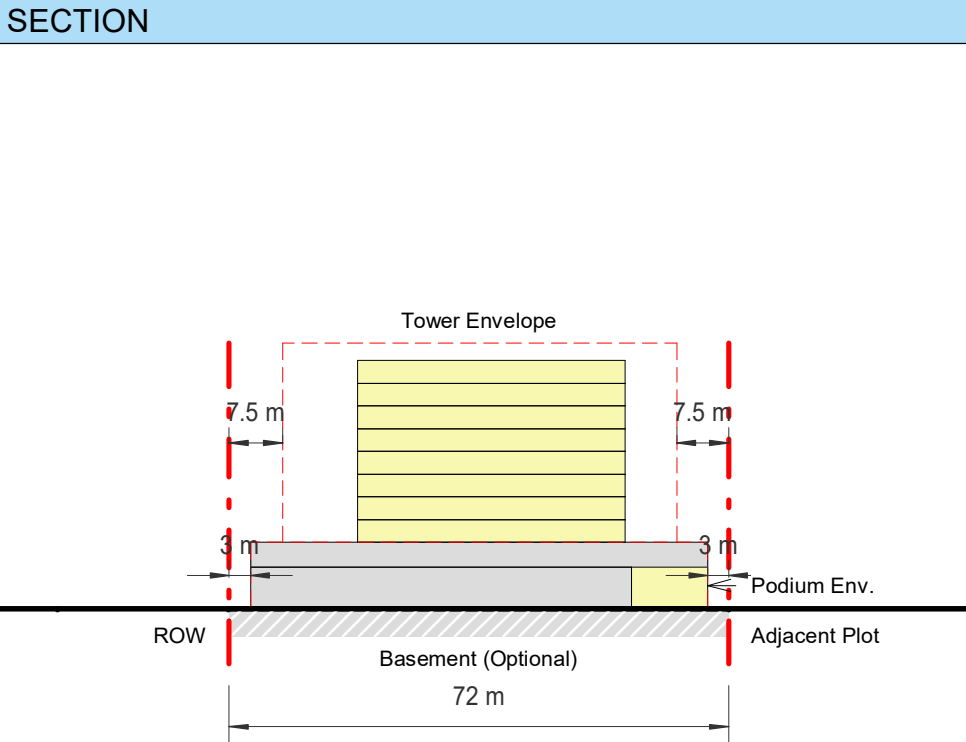
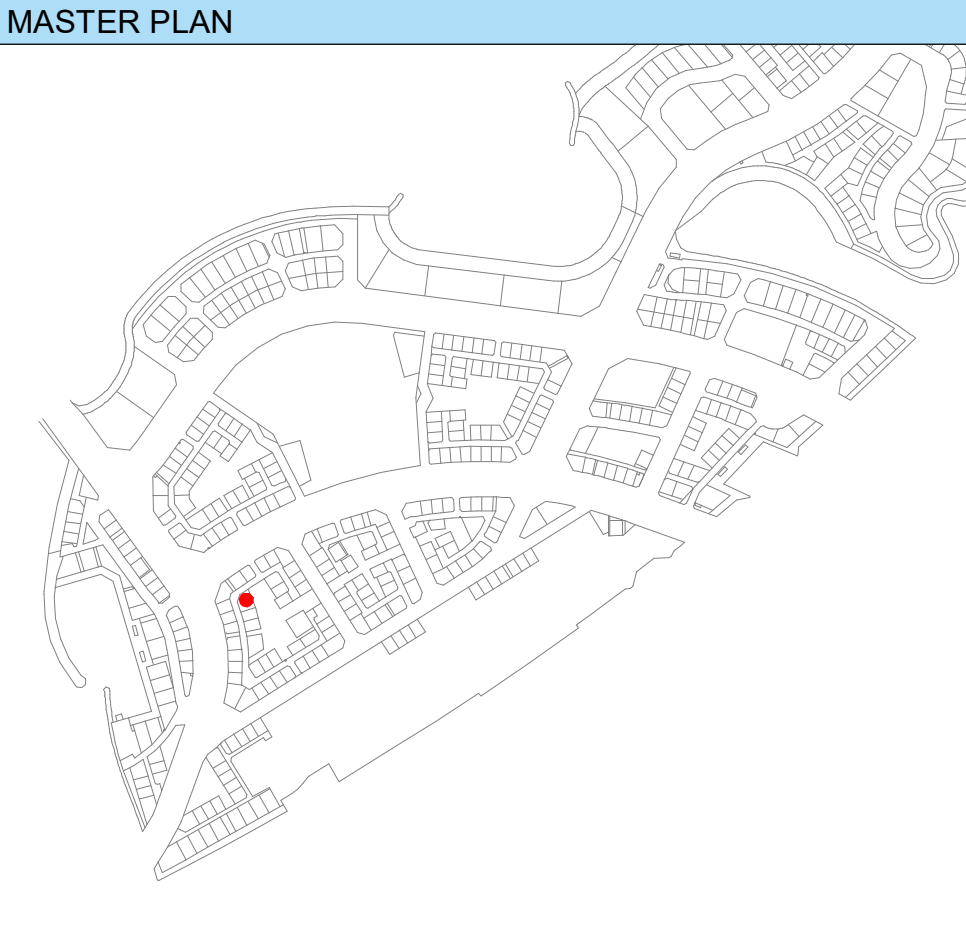
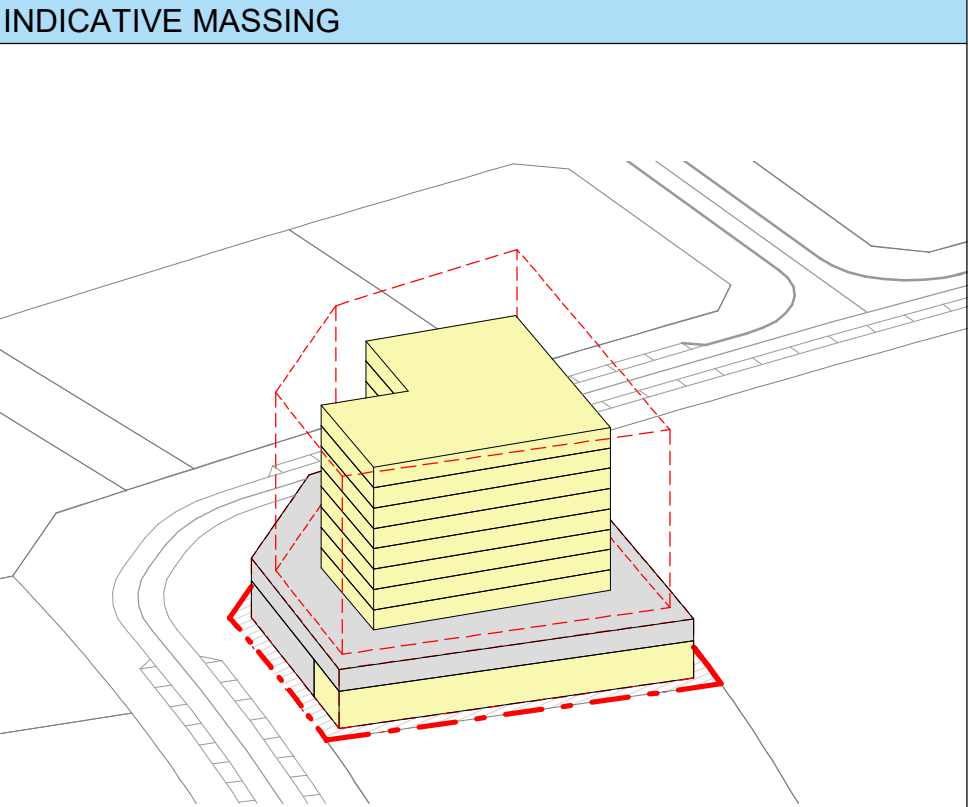
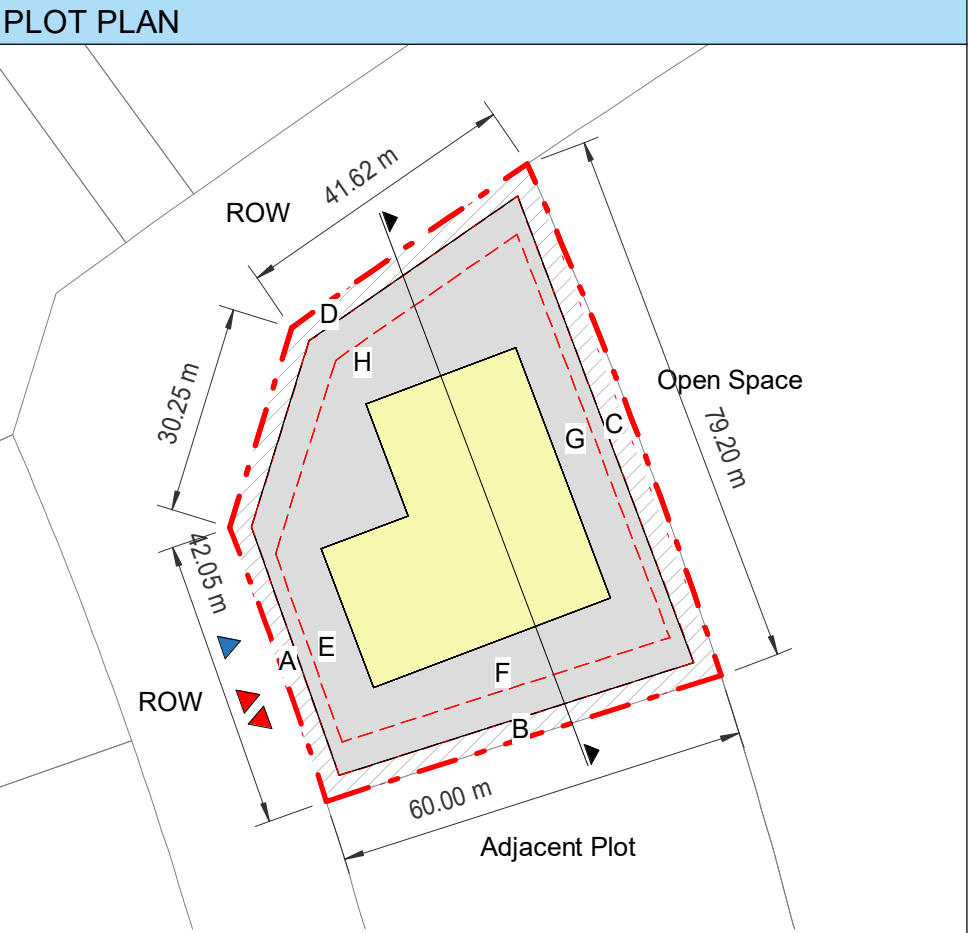
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0159

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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,507 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,268 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

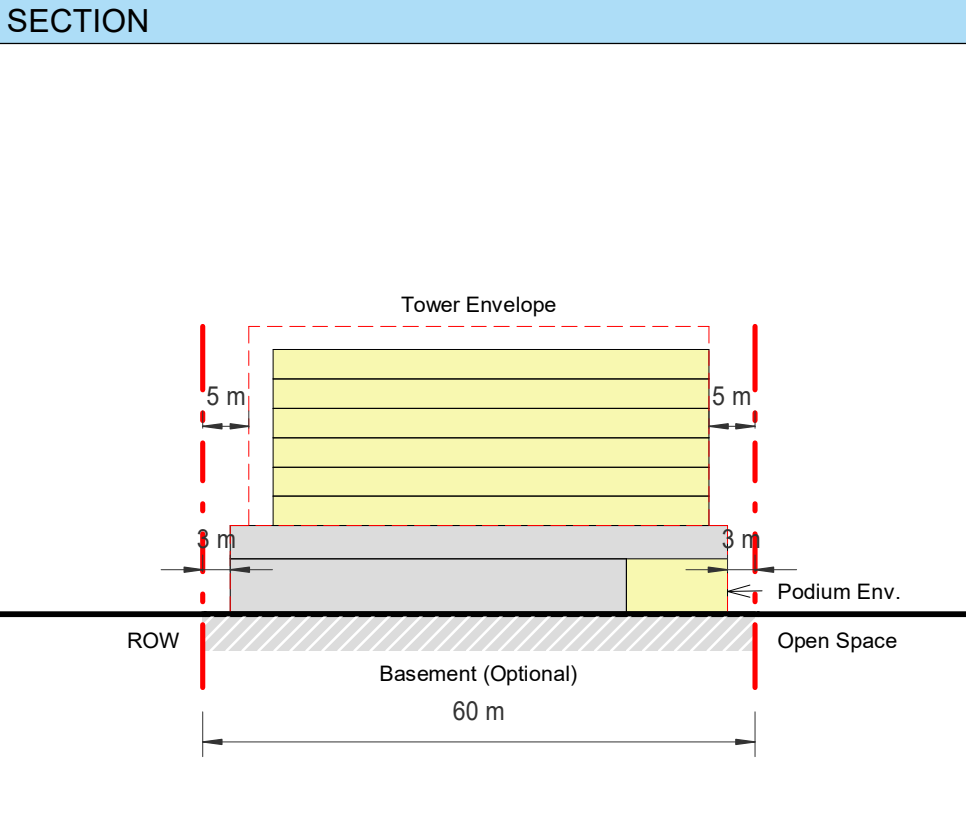
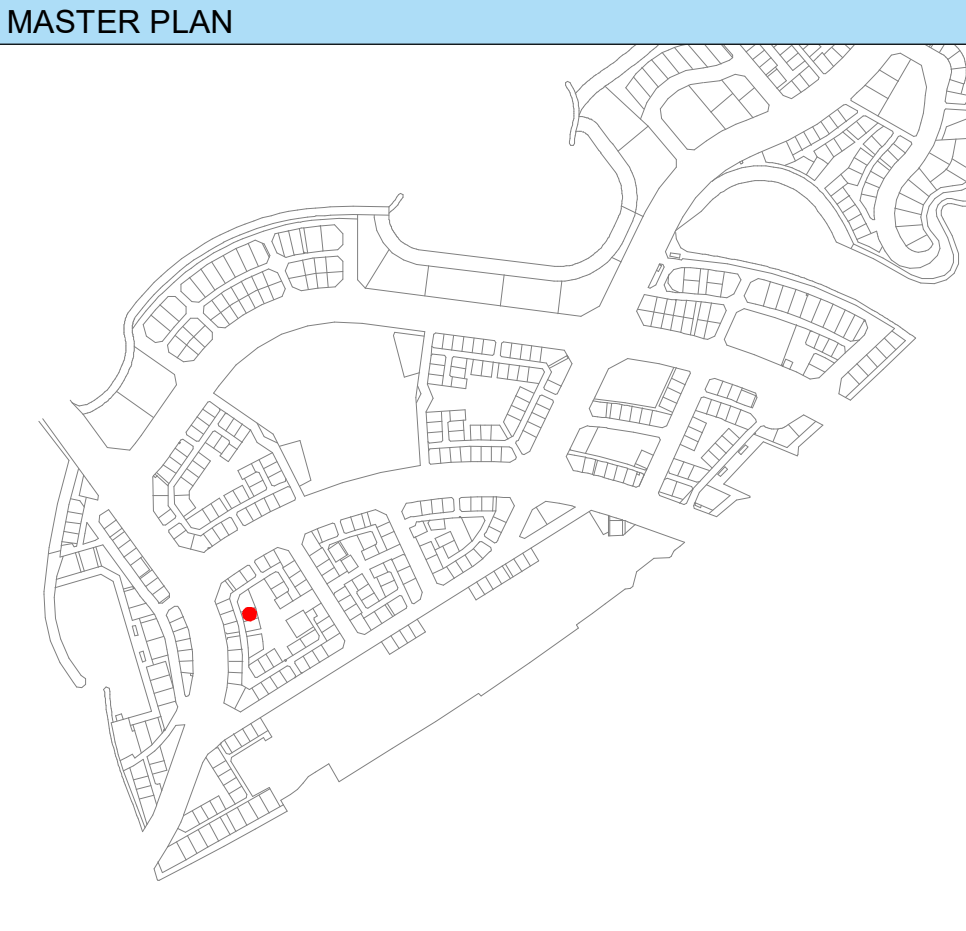
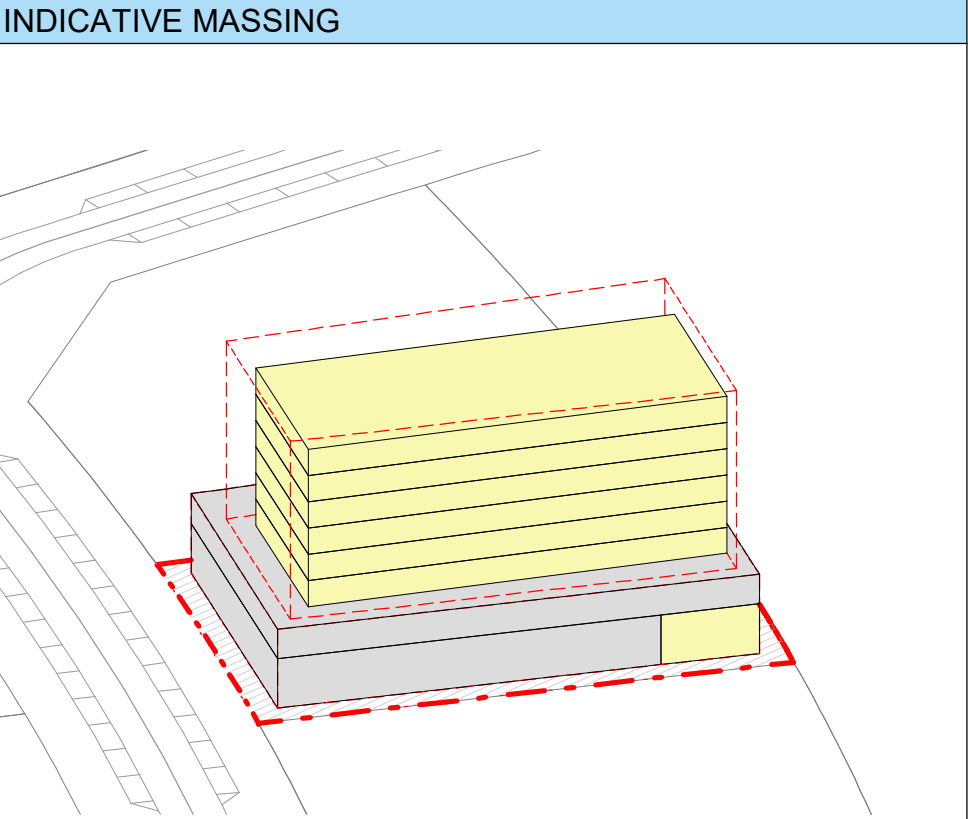
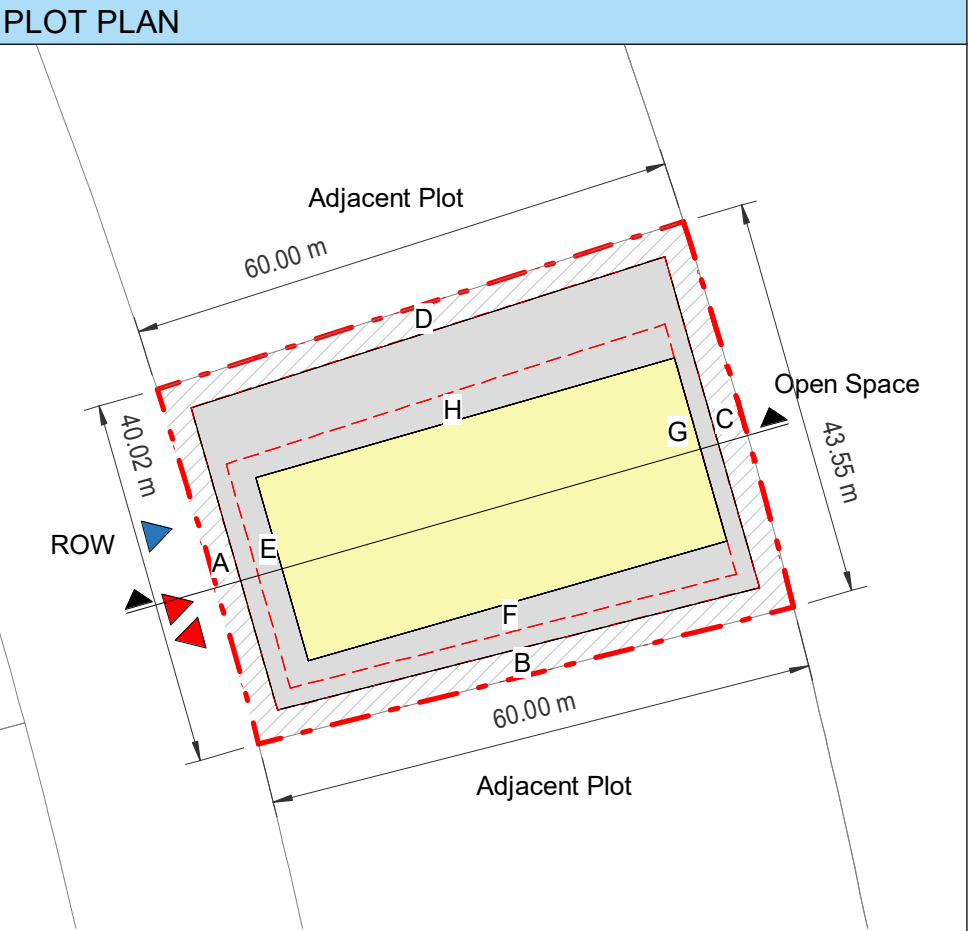
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0160

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,507 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,268 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

Notes:

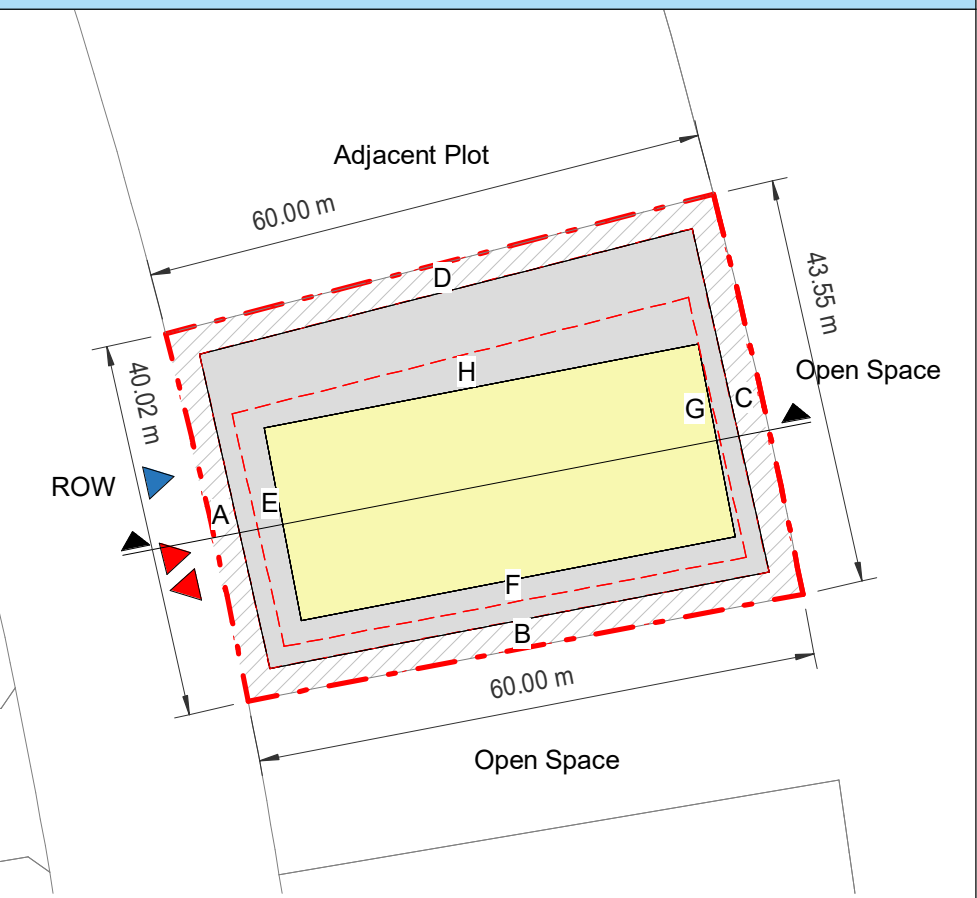
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0161

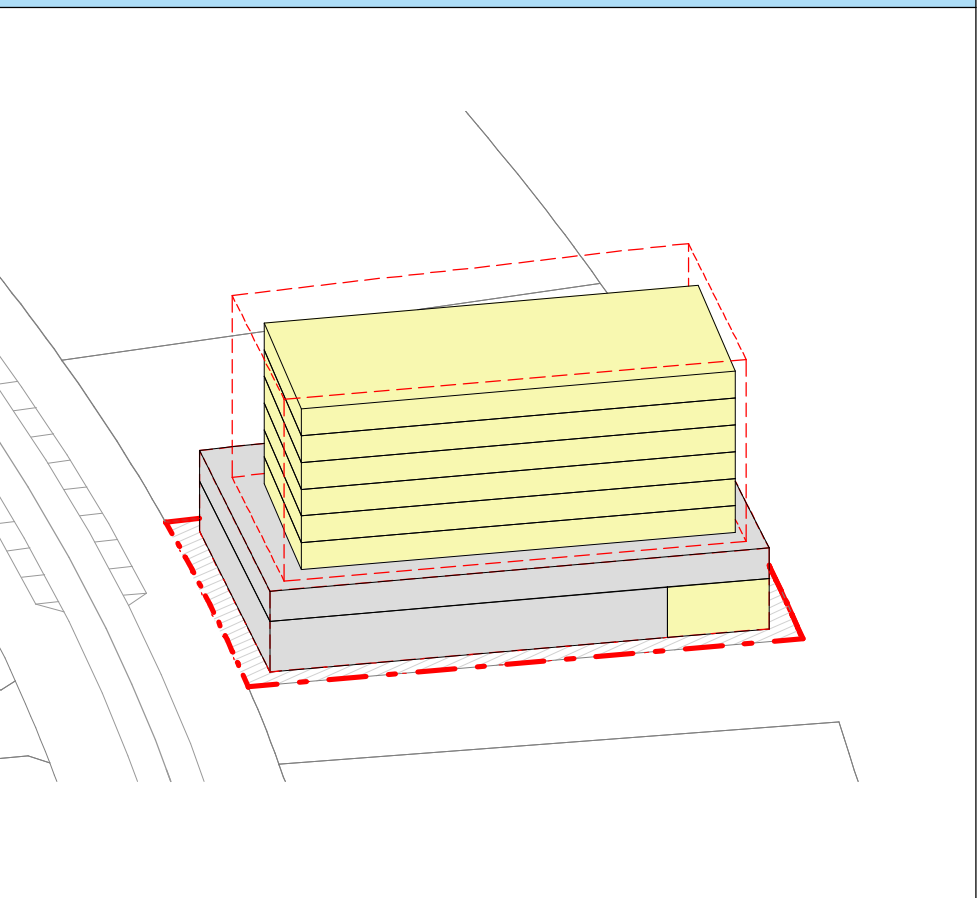
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RESIDENTIAL (APARTMENT)

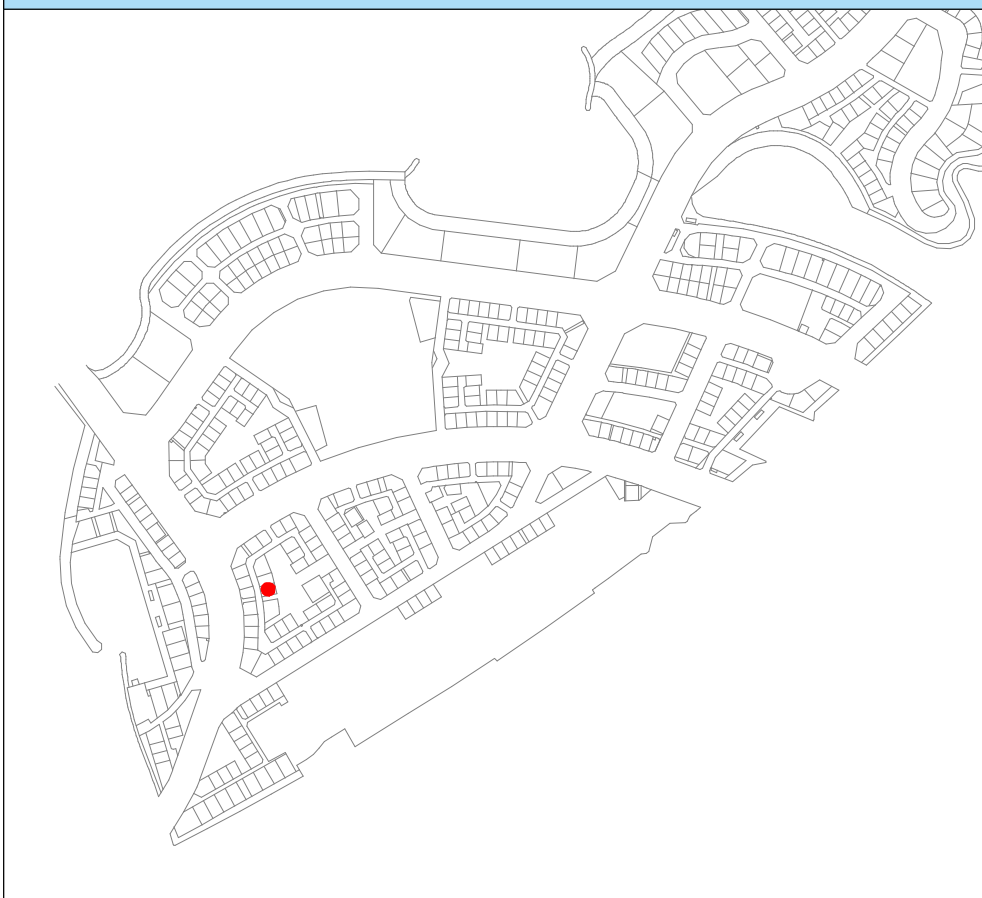
## PLOT PLAN



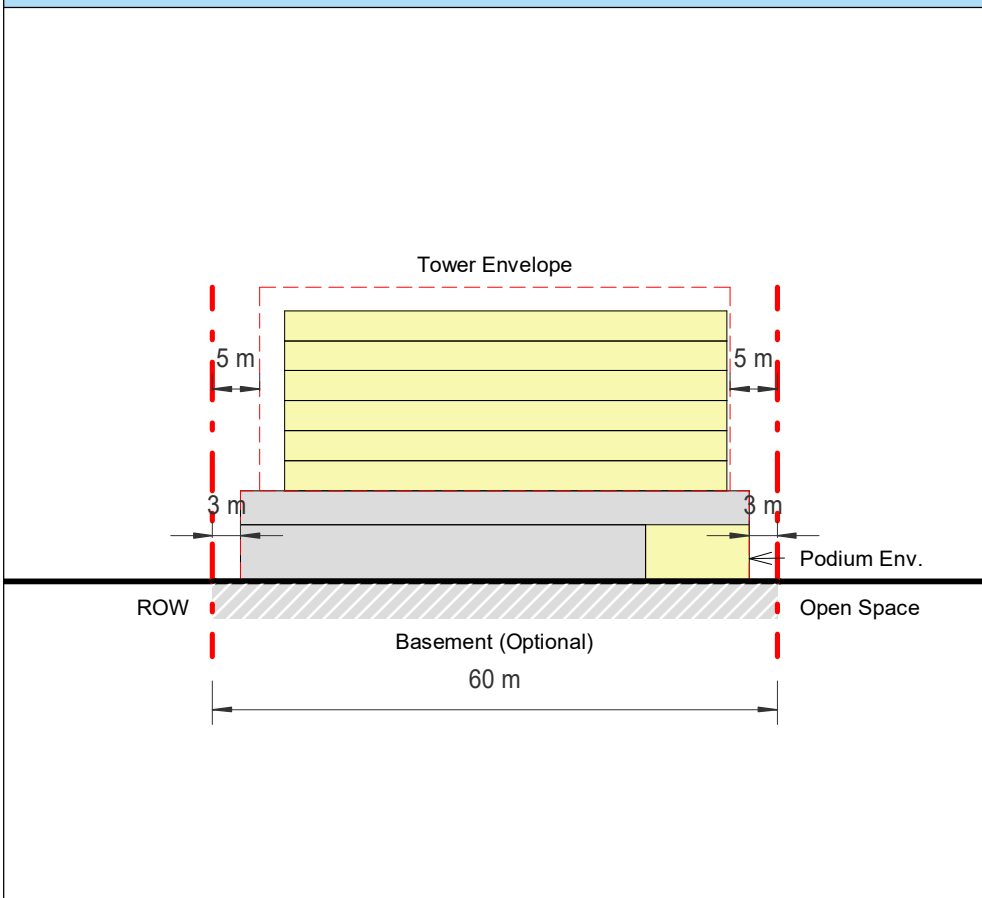
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

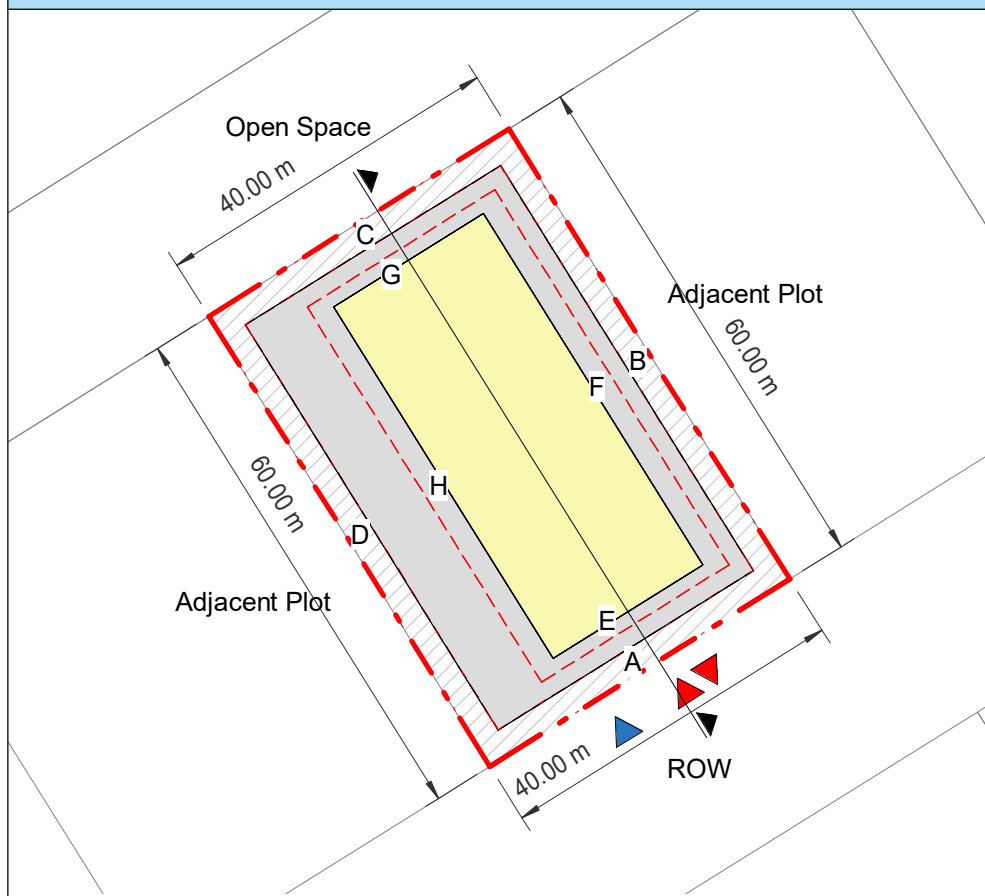
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

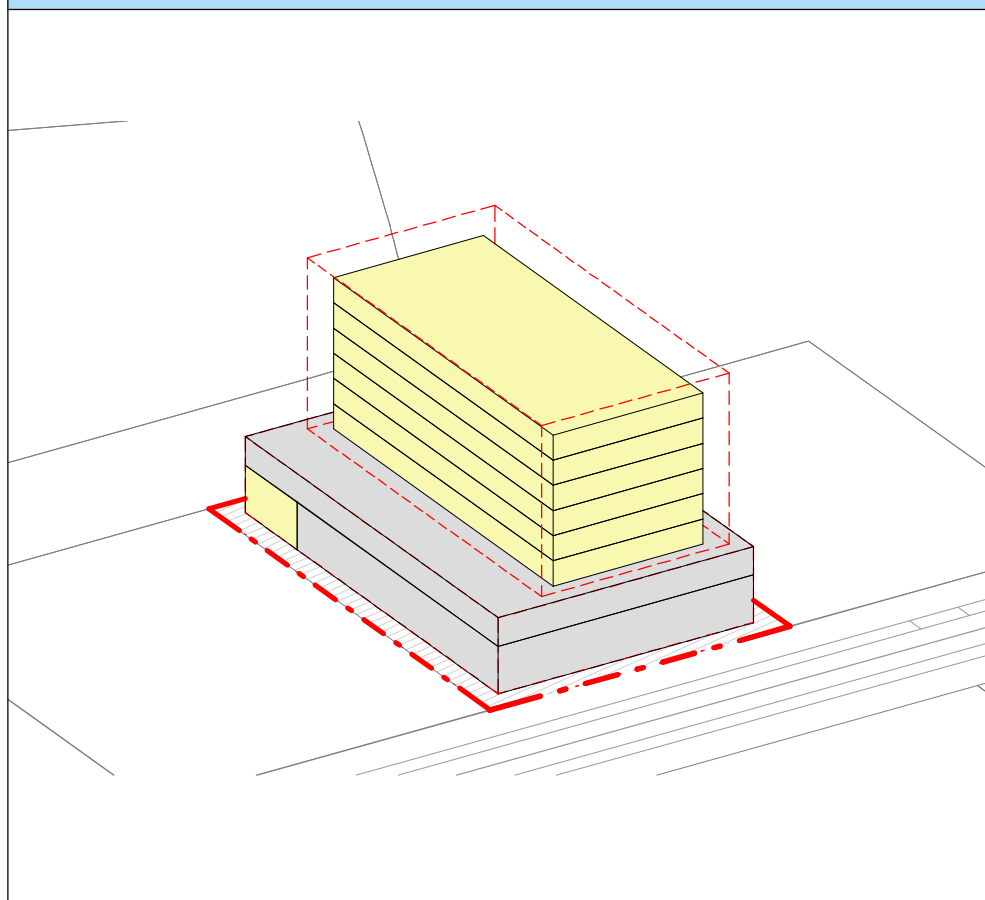
DIA-RE-0164

RESIDENTIAL (APARTMENT)

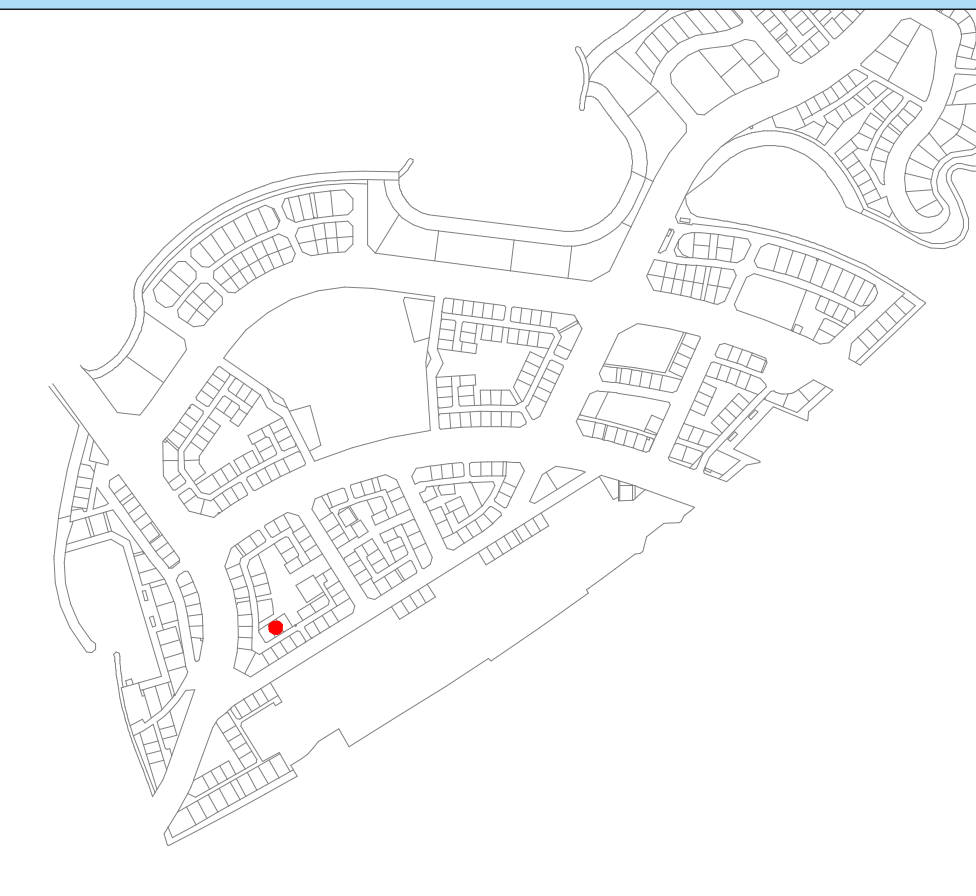
## PLOT PLAN



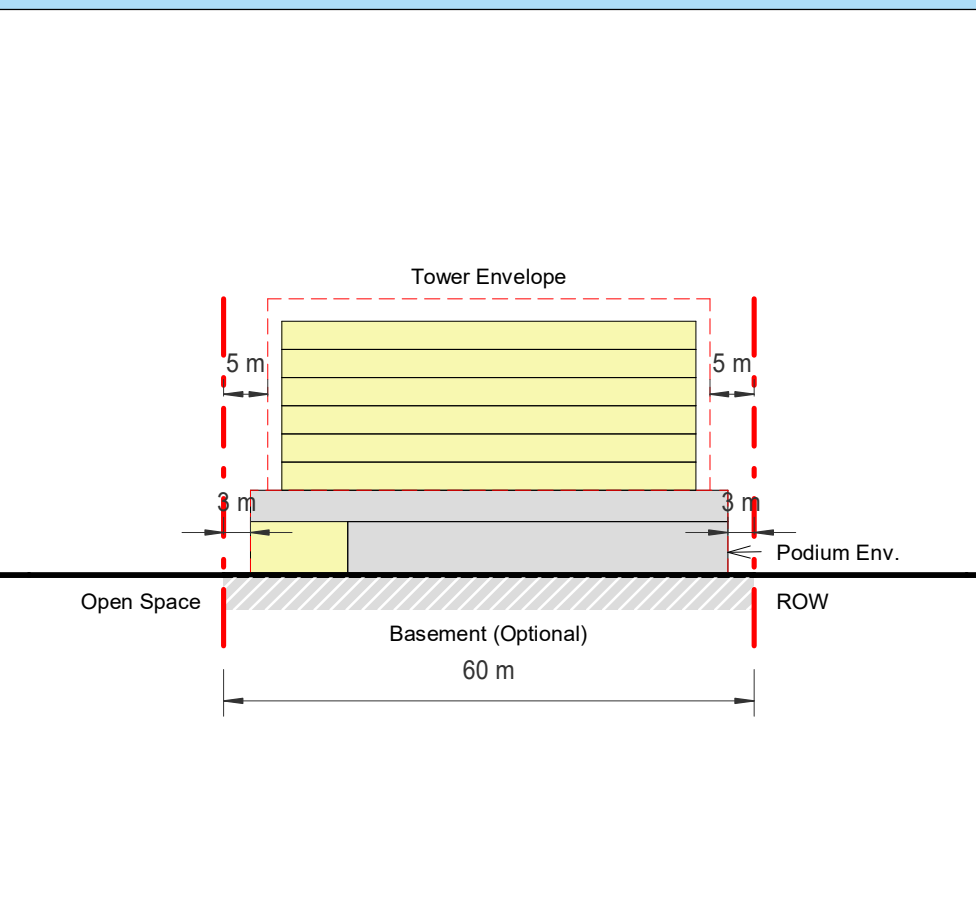
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,756 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,890 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- 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:

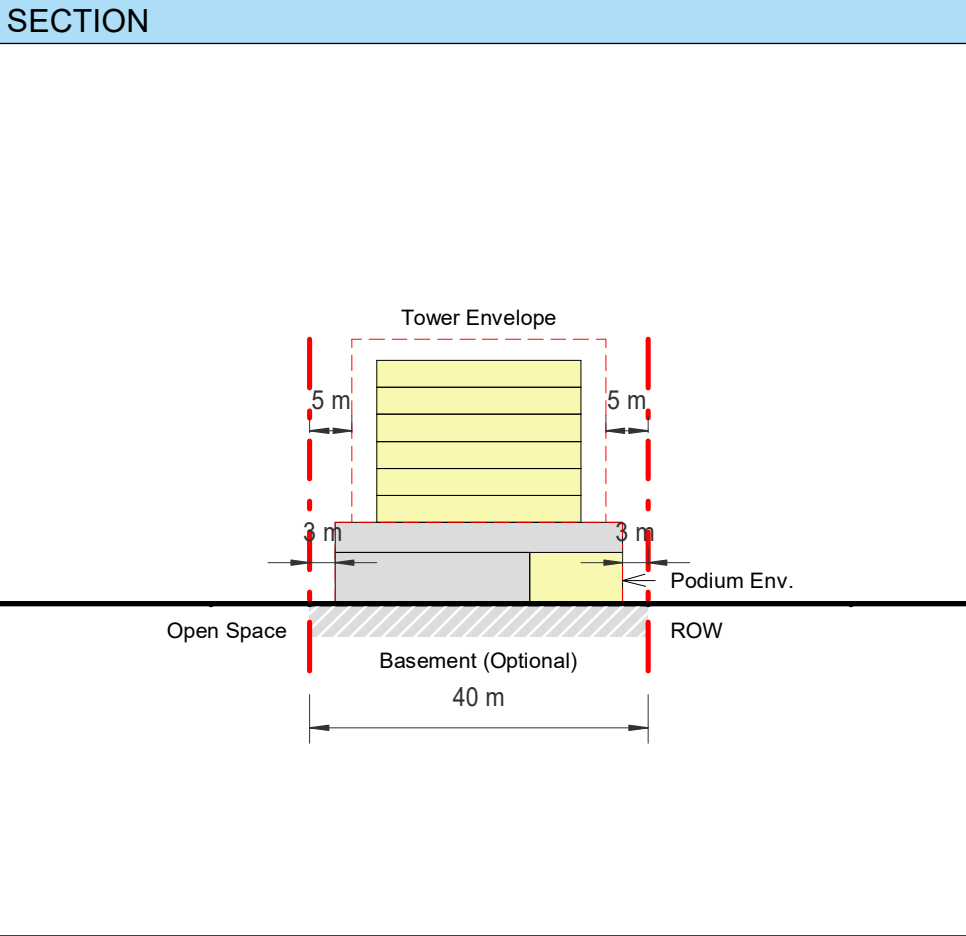
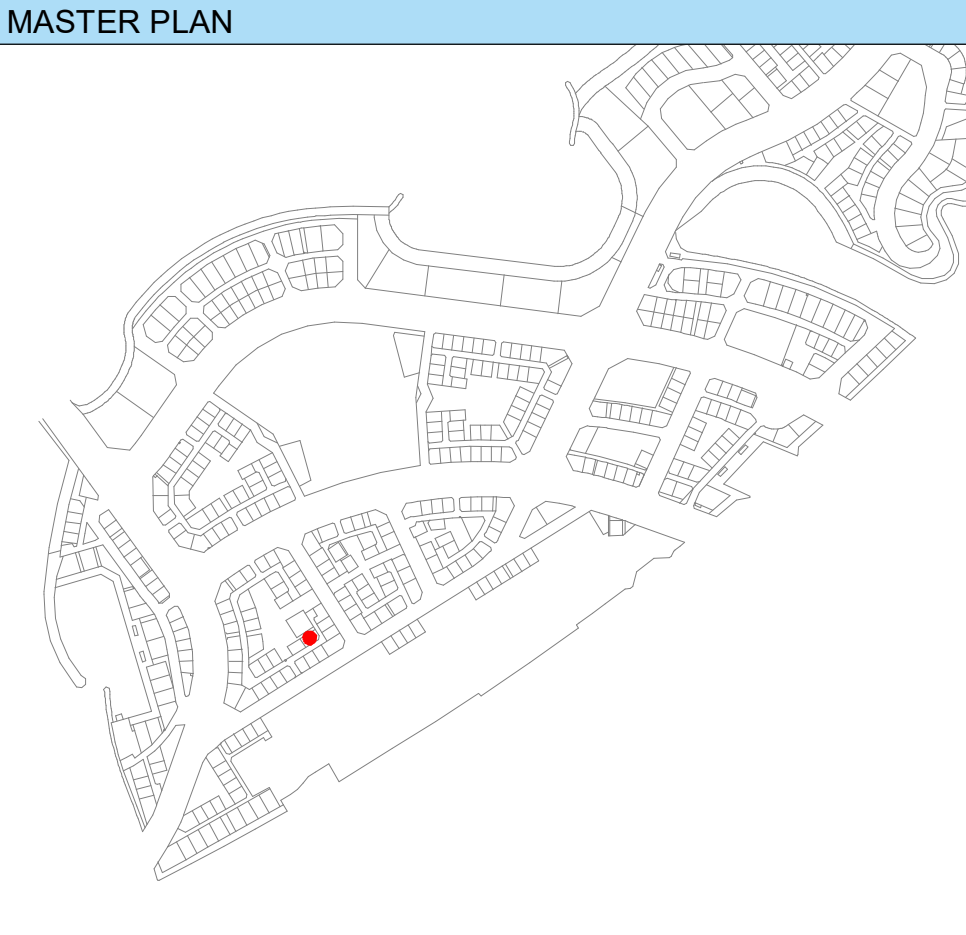
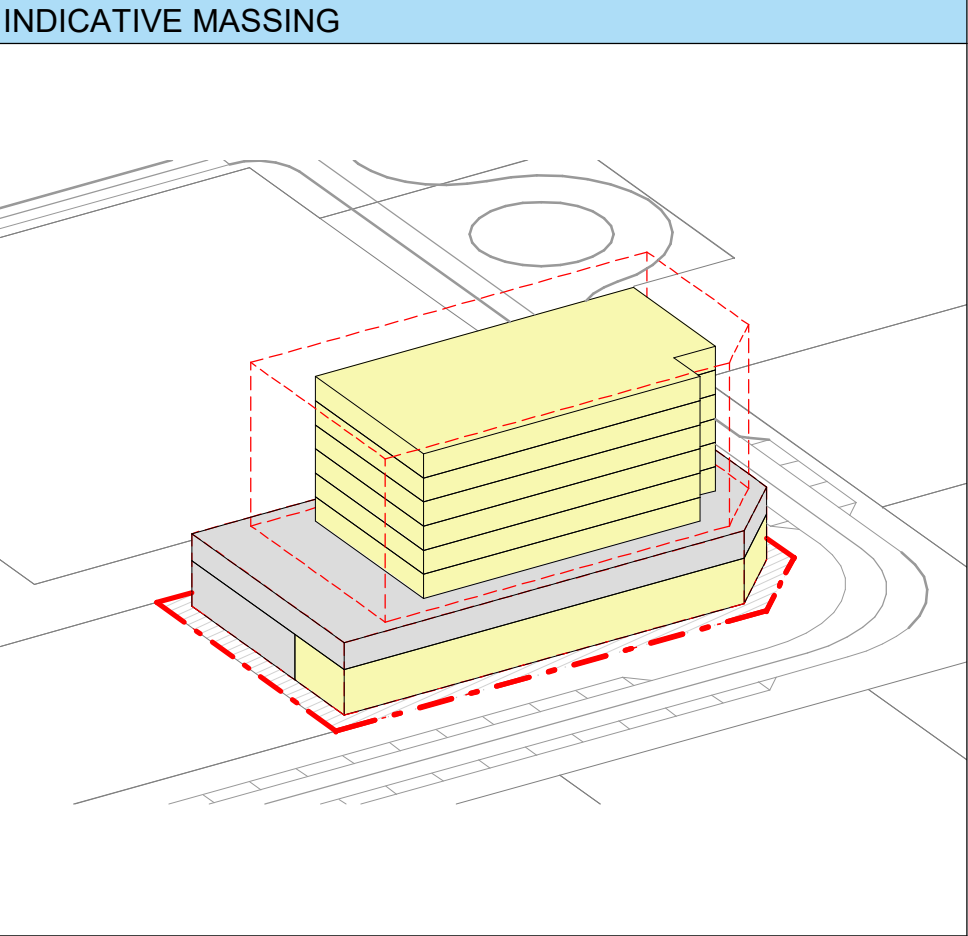
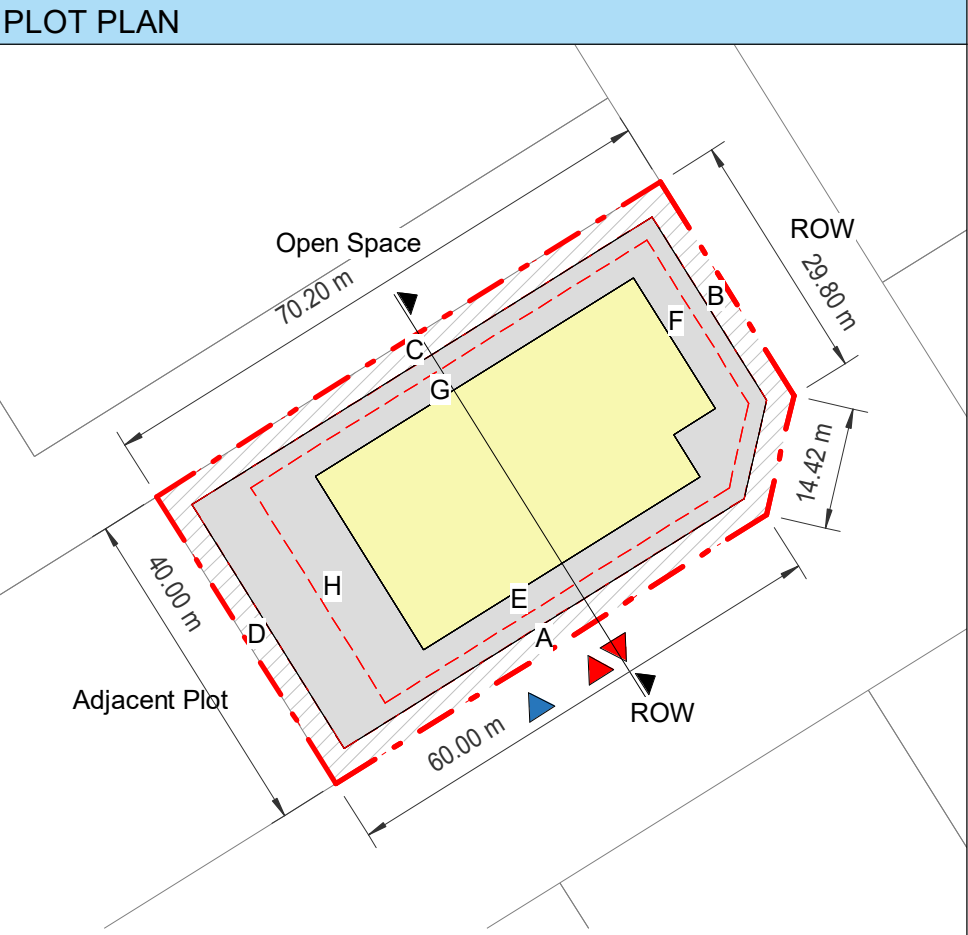
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- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0167

RESIDENTIAL (APARTMENT)

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

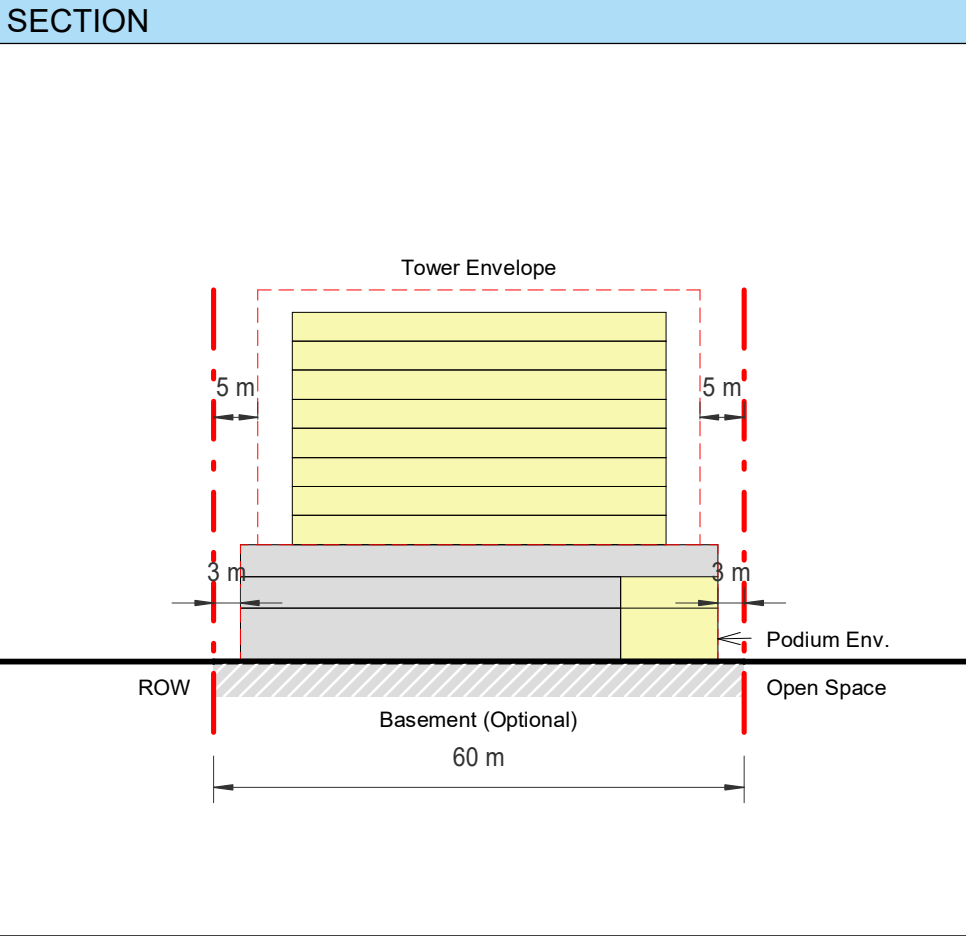
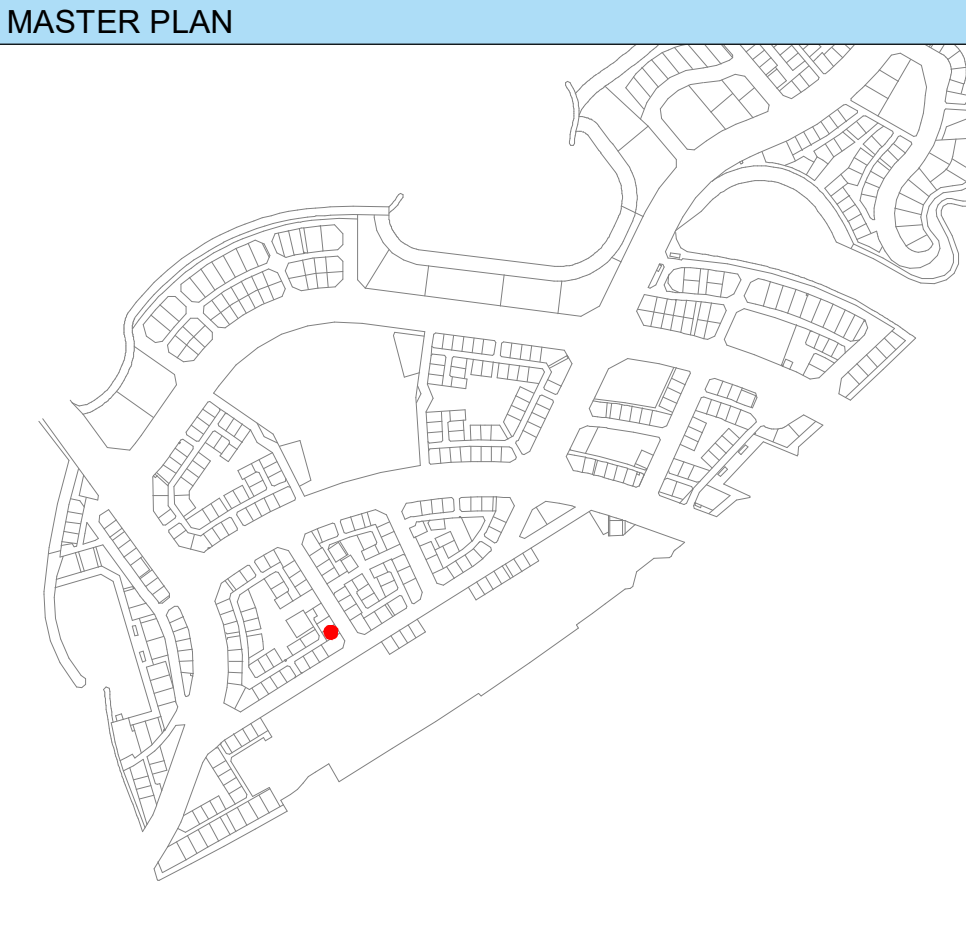
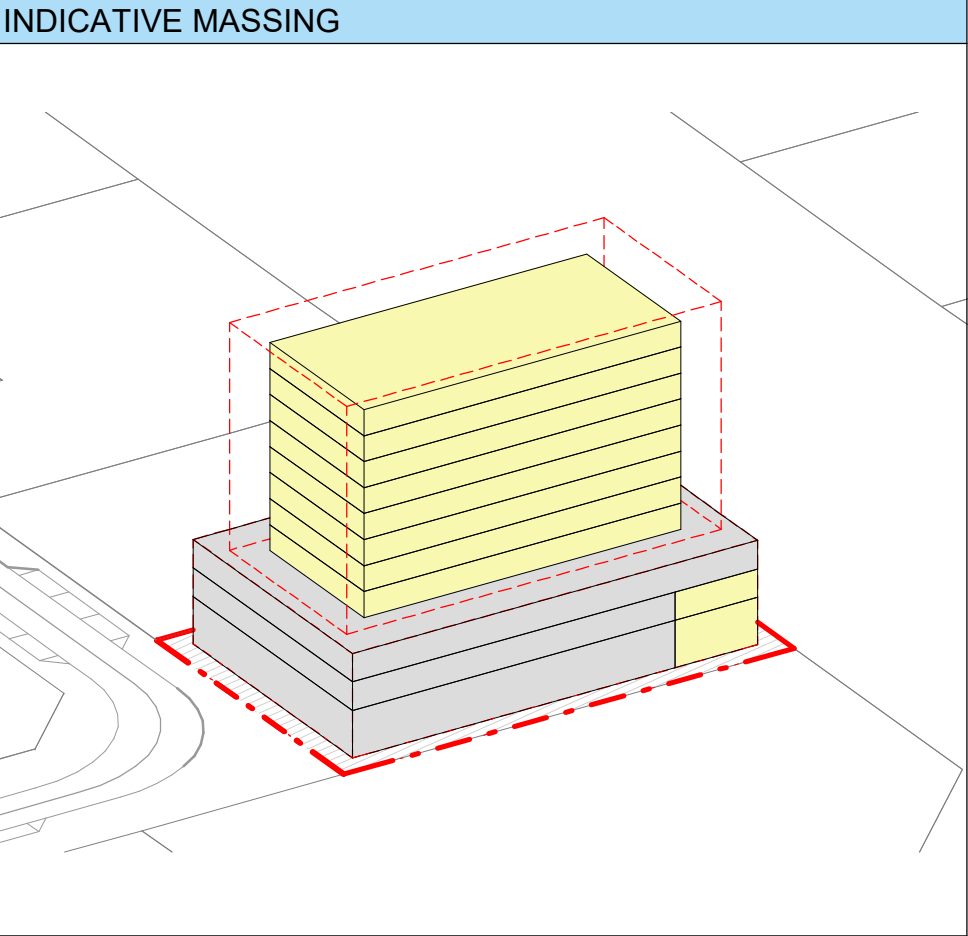
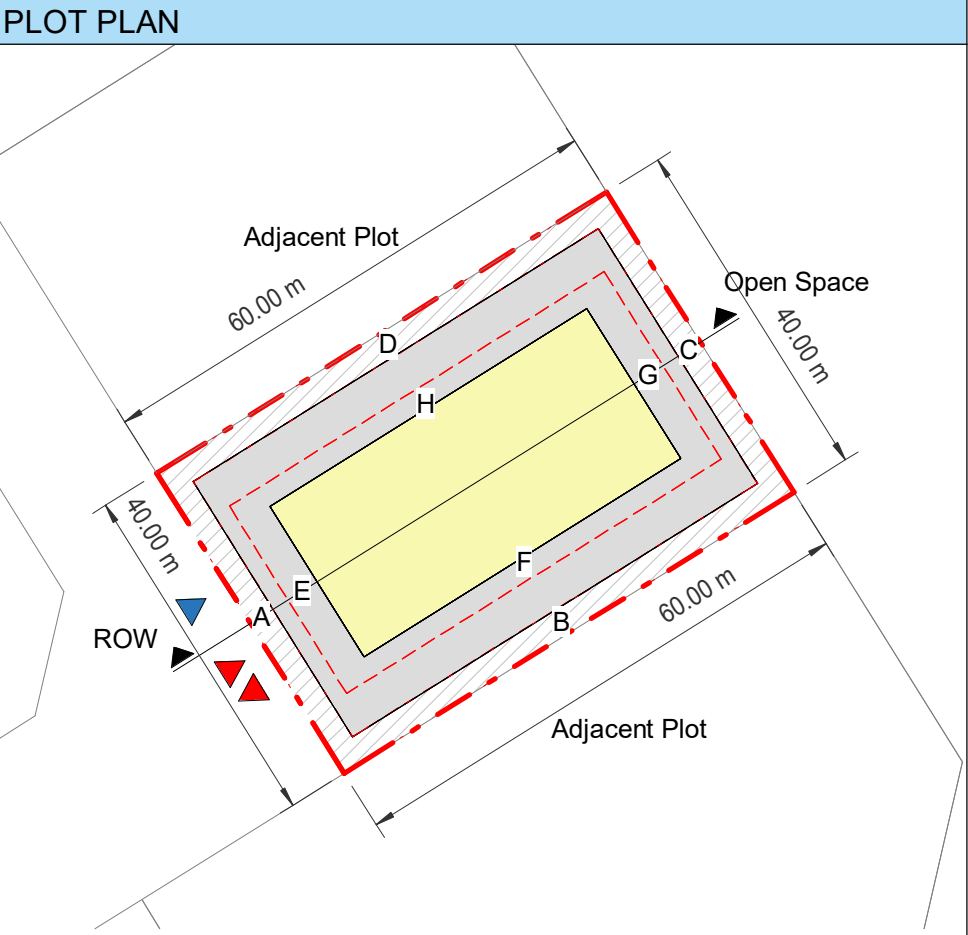
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0168

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

## Plot Regulations

Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

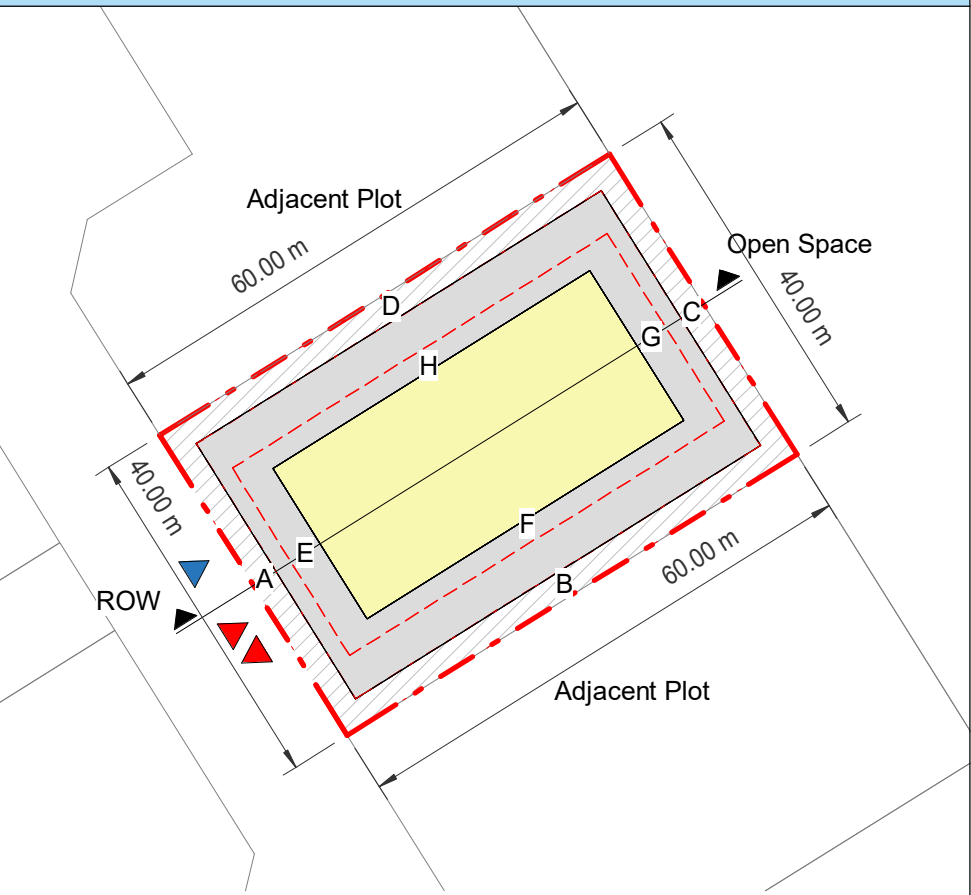
Notes:

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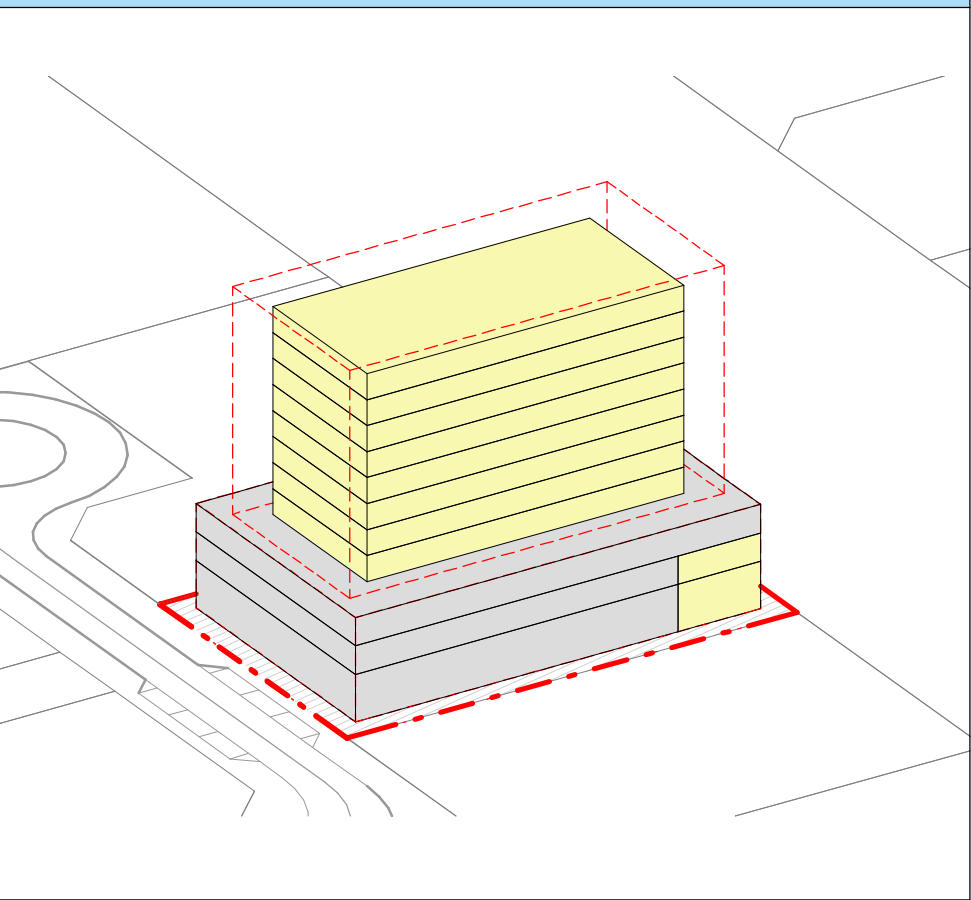
DIA-RE-0169

RESIDENTIAL (APARTMENT)

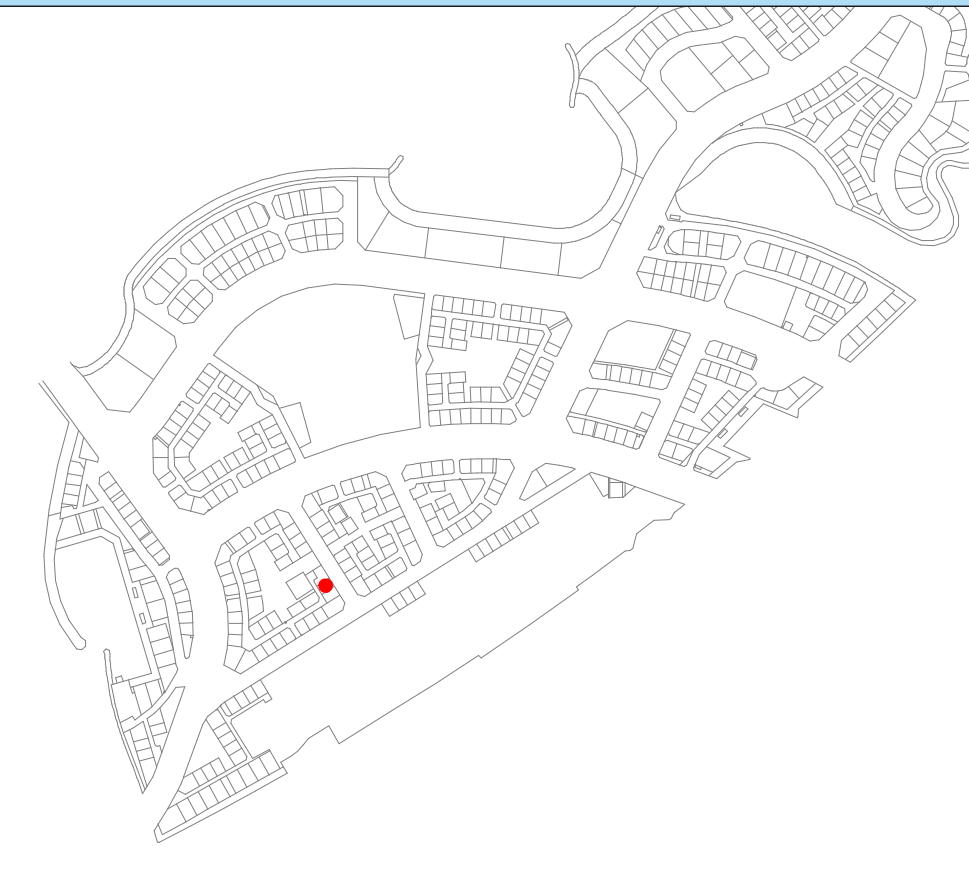
## PLOT PLAN



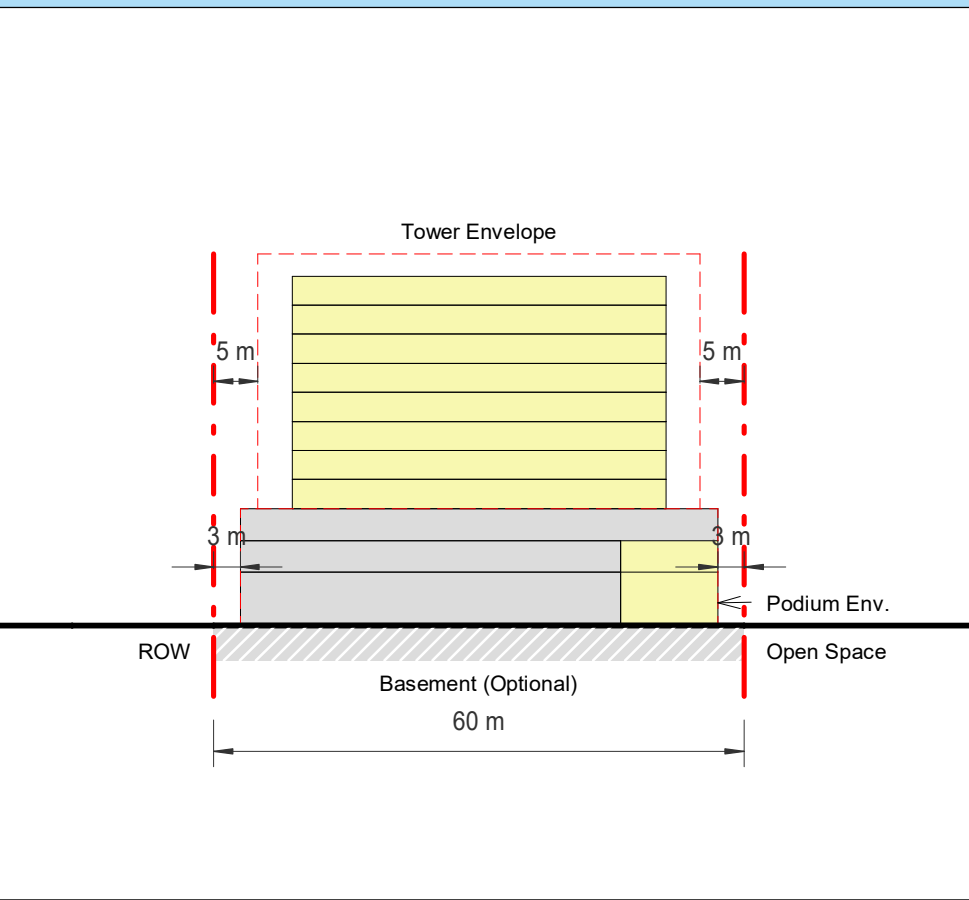
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,882 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,021 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

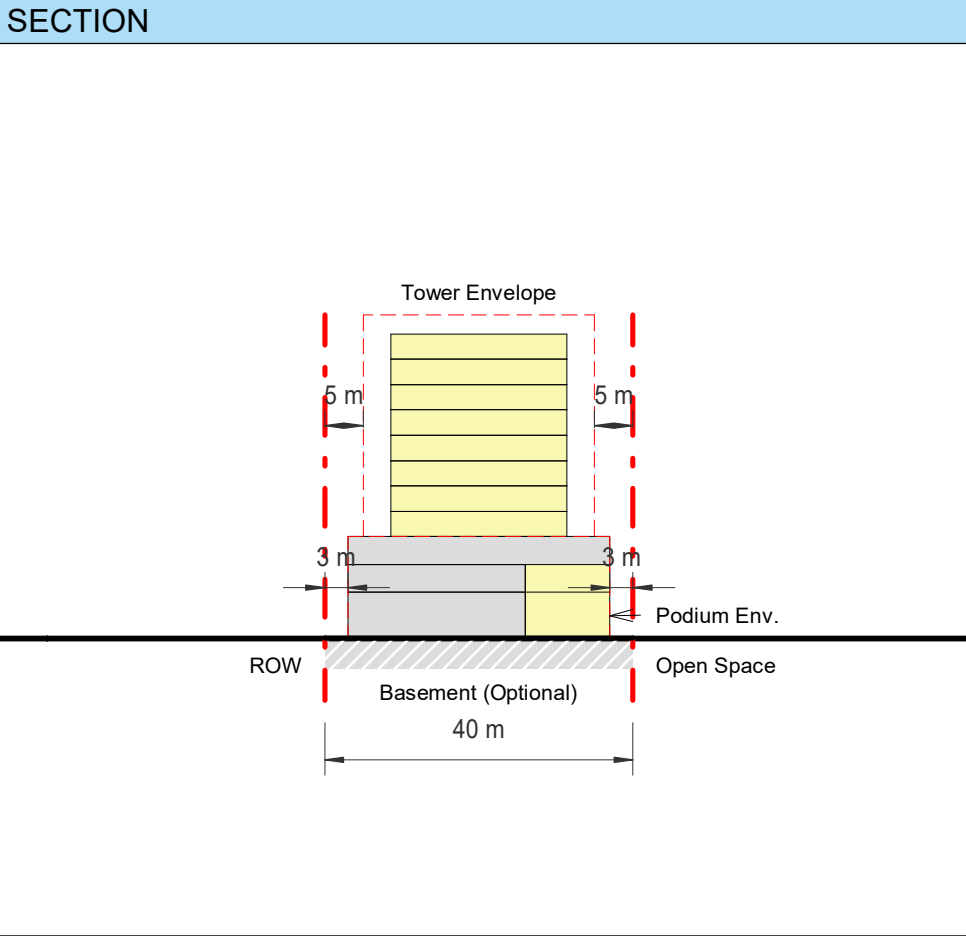
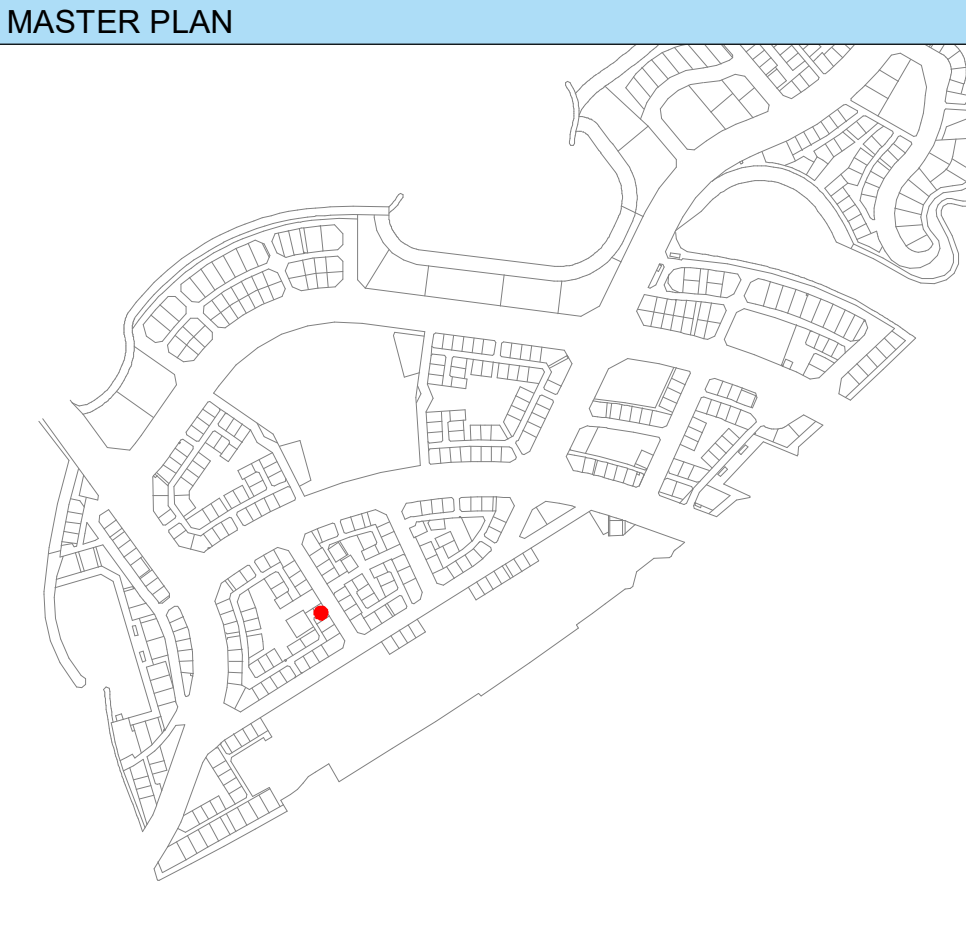
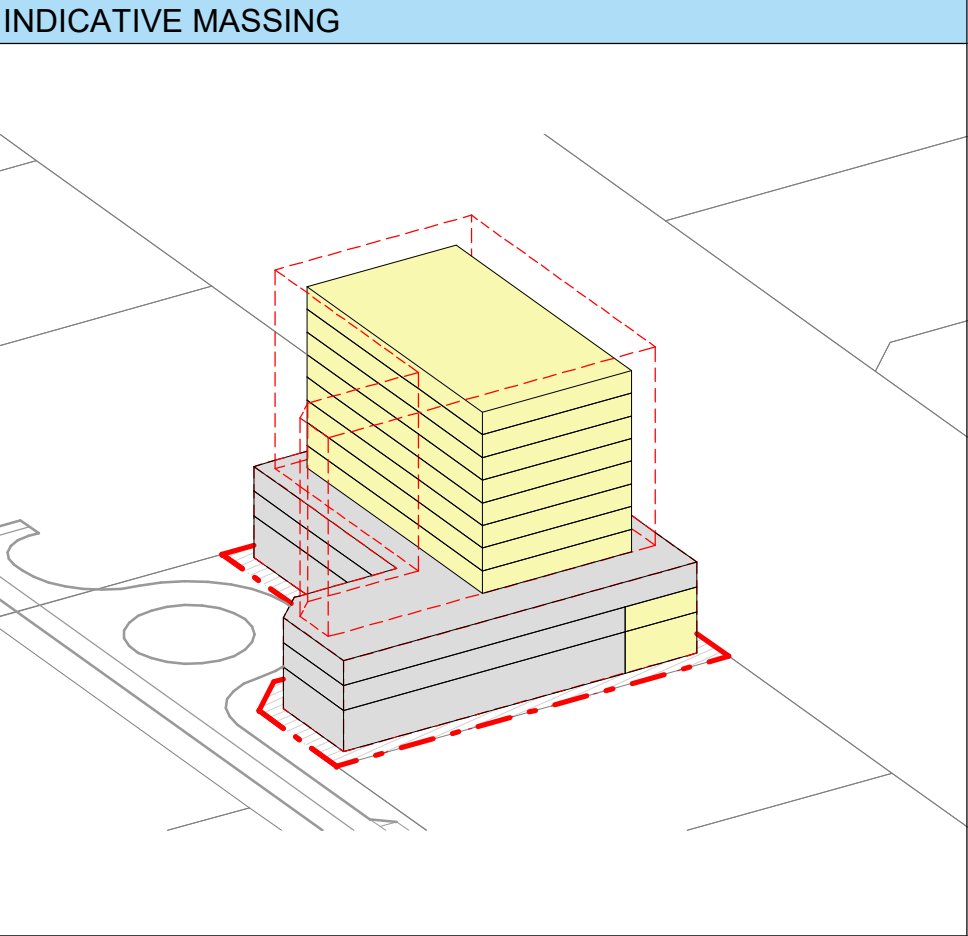
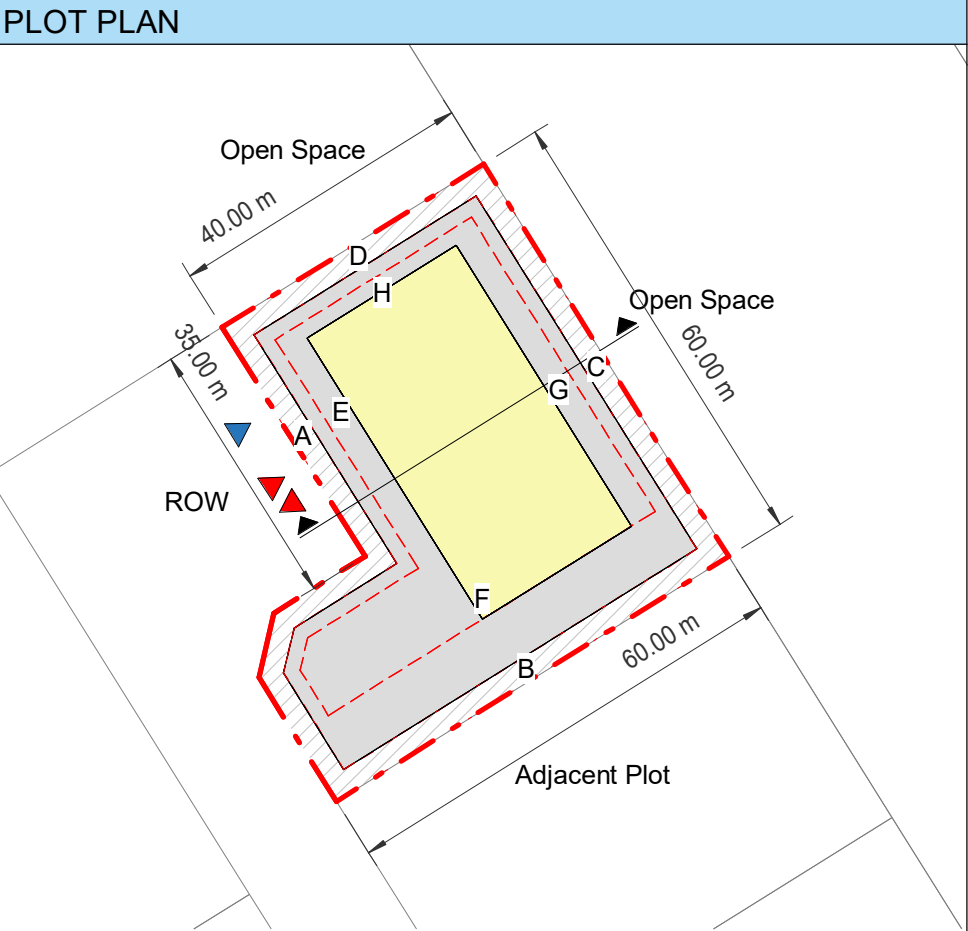
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0170

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,795 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,747 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities
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- Plant room to be screened and setback from tower edge min. 3 m
- Build to setback line is mandatory for Ground Floor & Podium
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- 6m 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

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- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

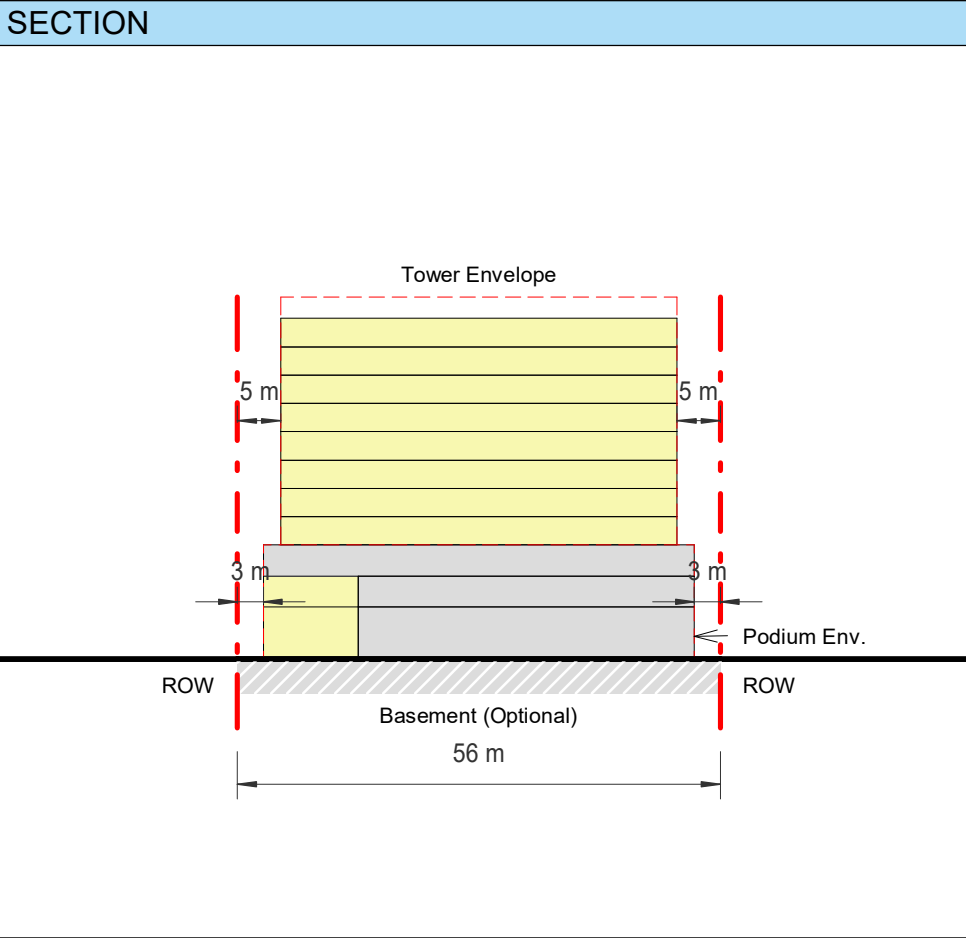
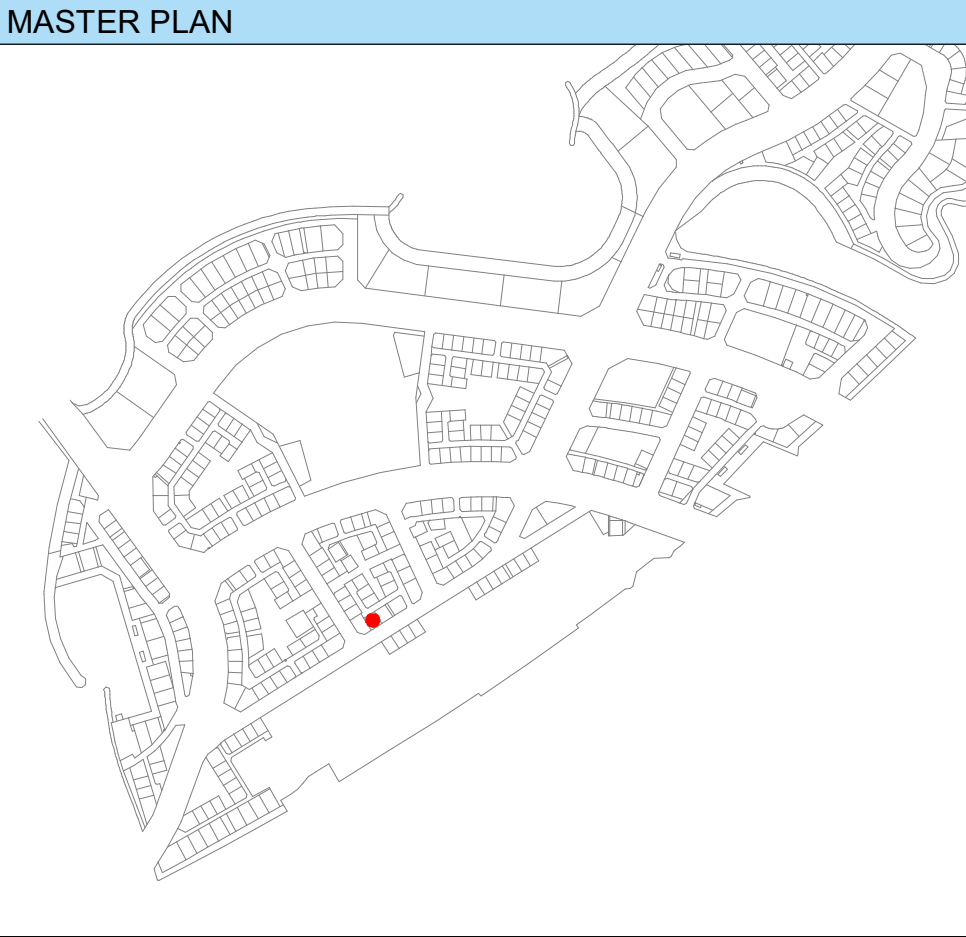
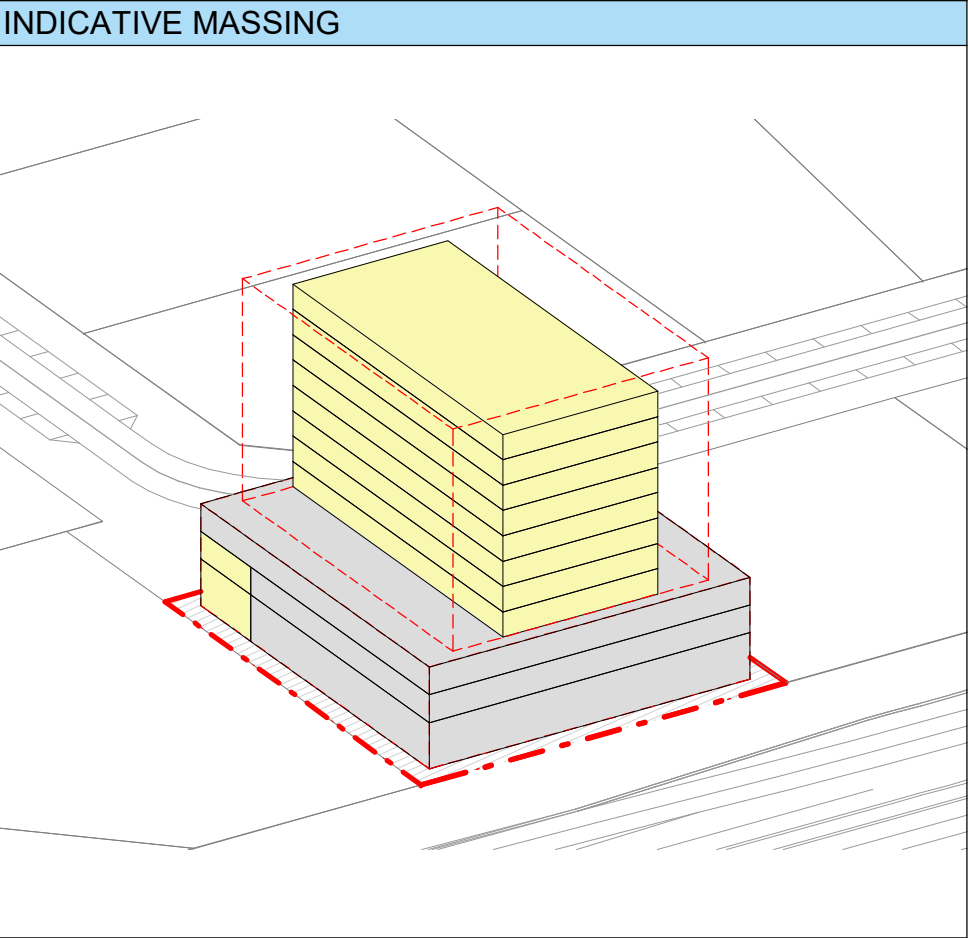
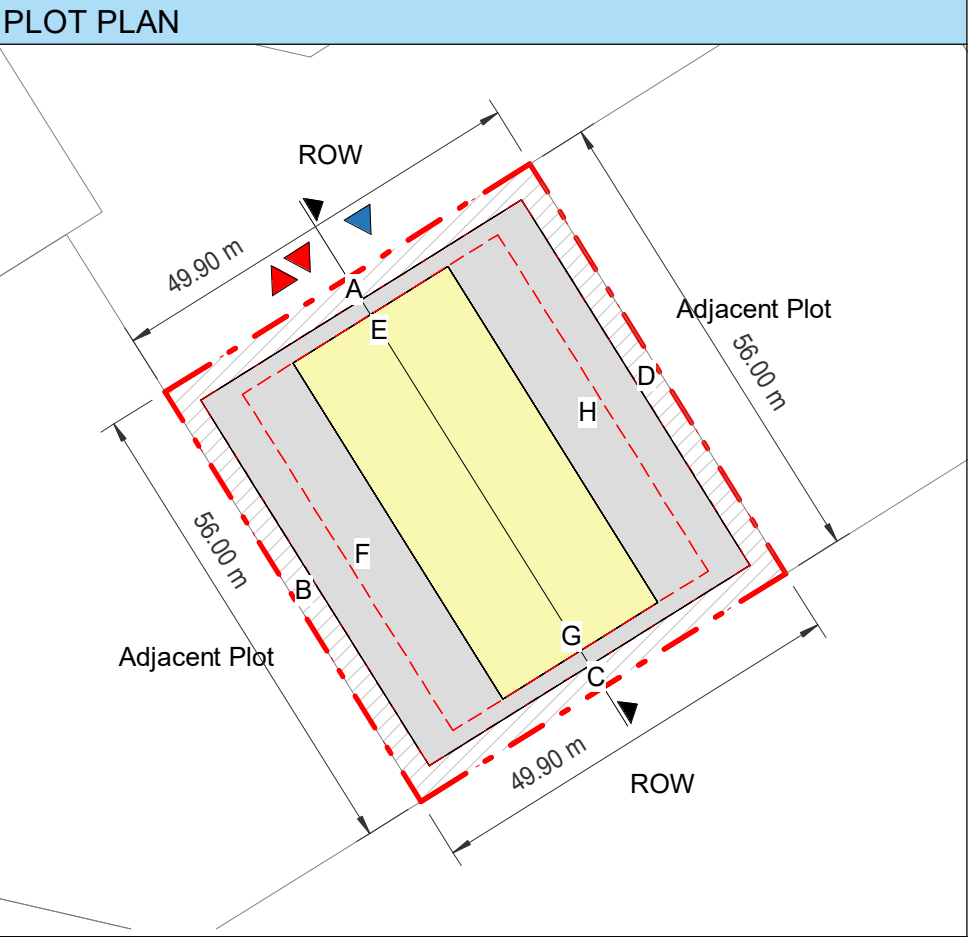
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0172

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,765 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,783 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

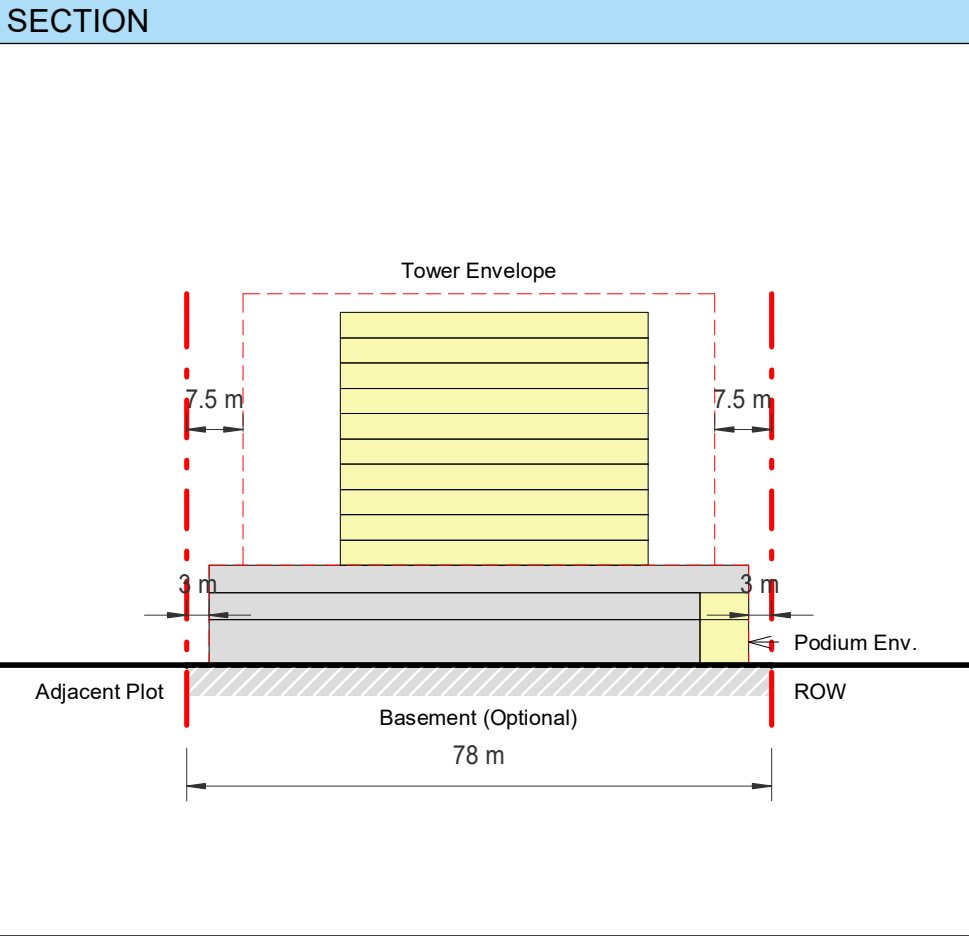
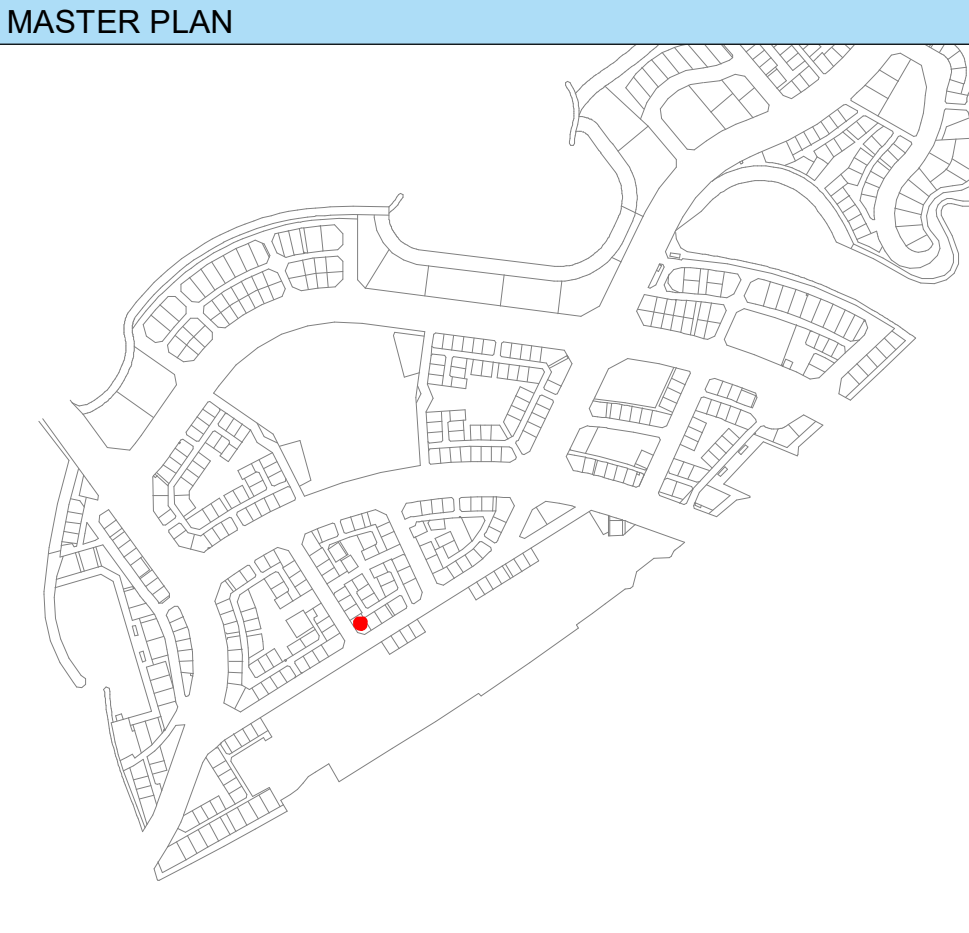
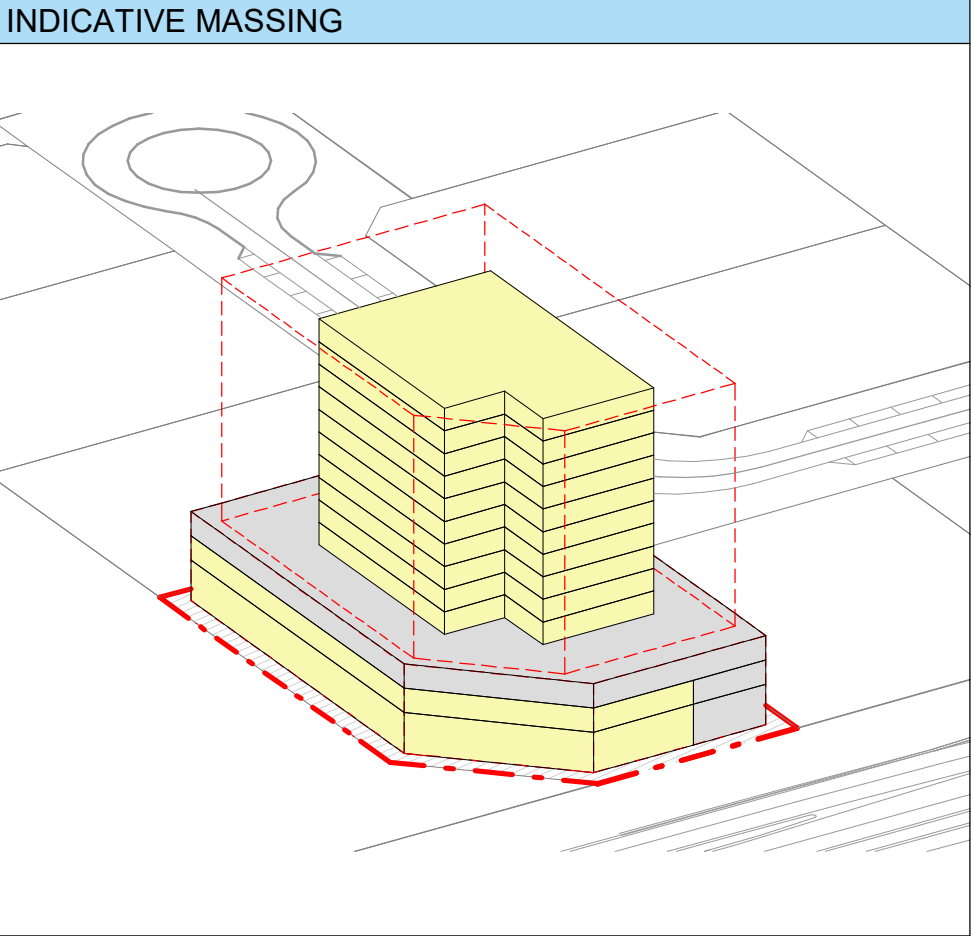
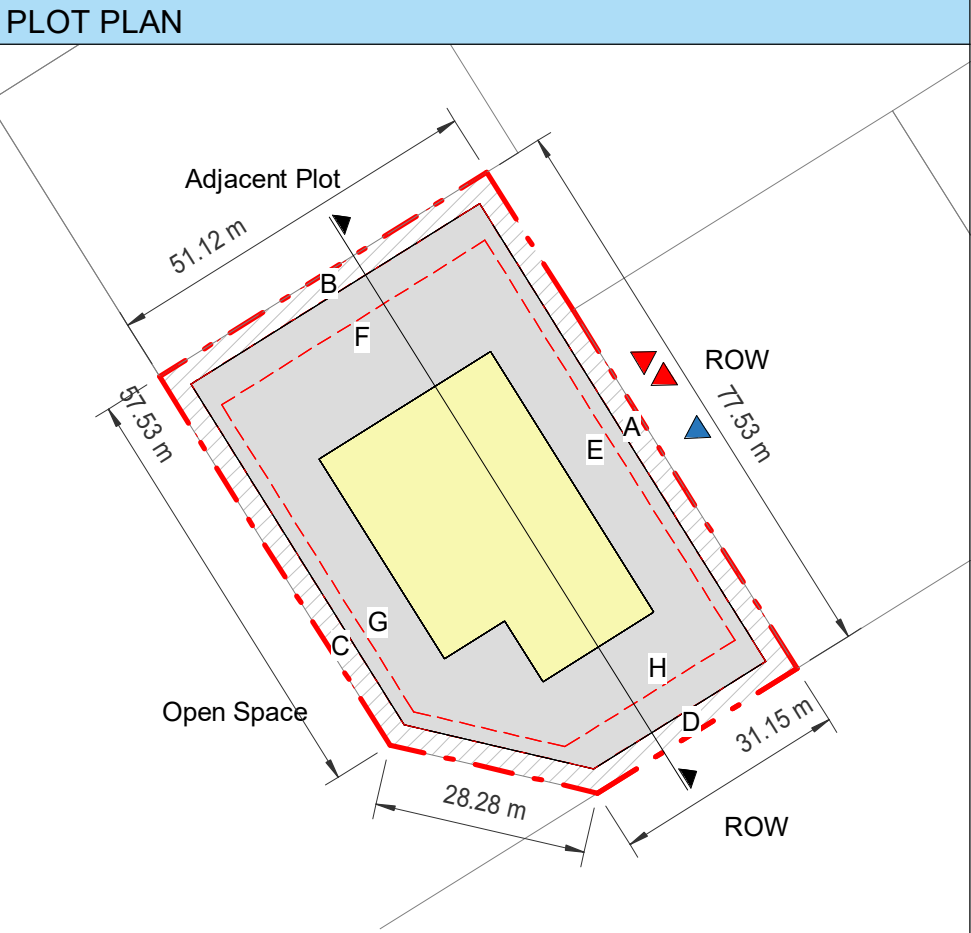
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0173

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

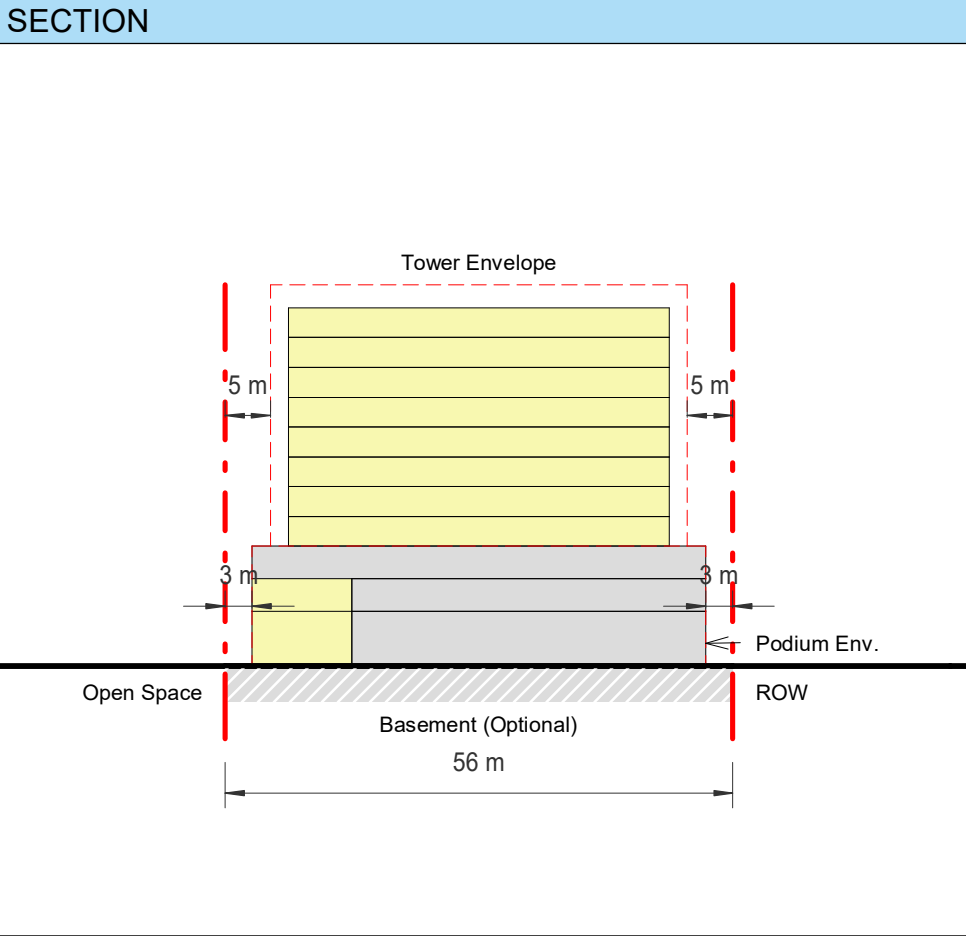
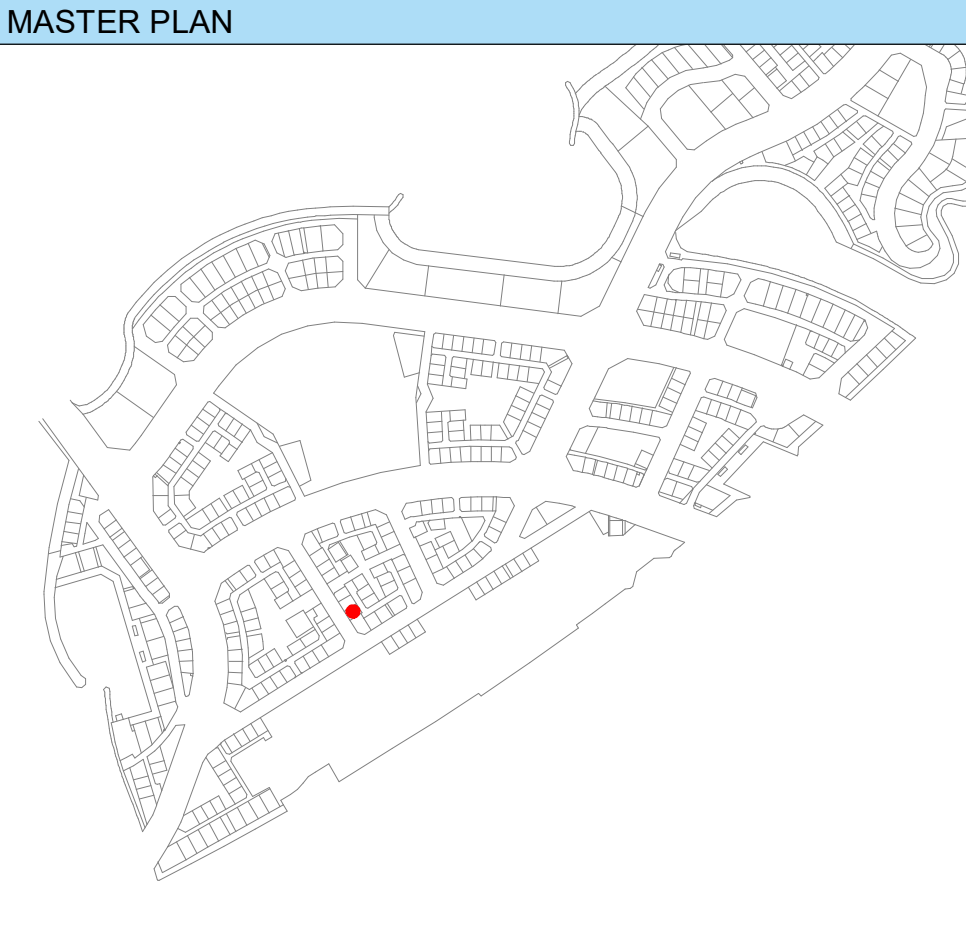
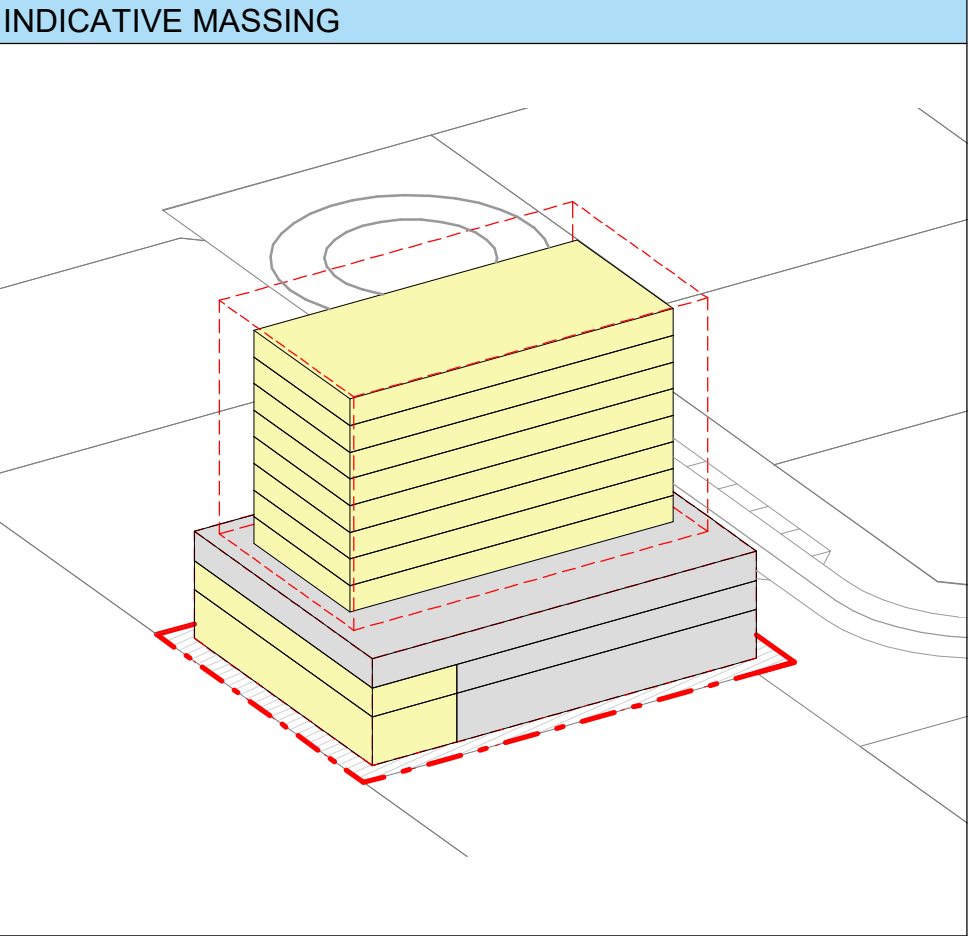
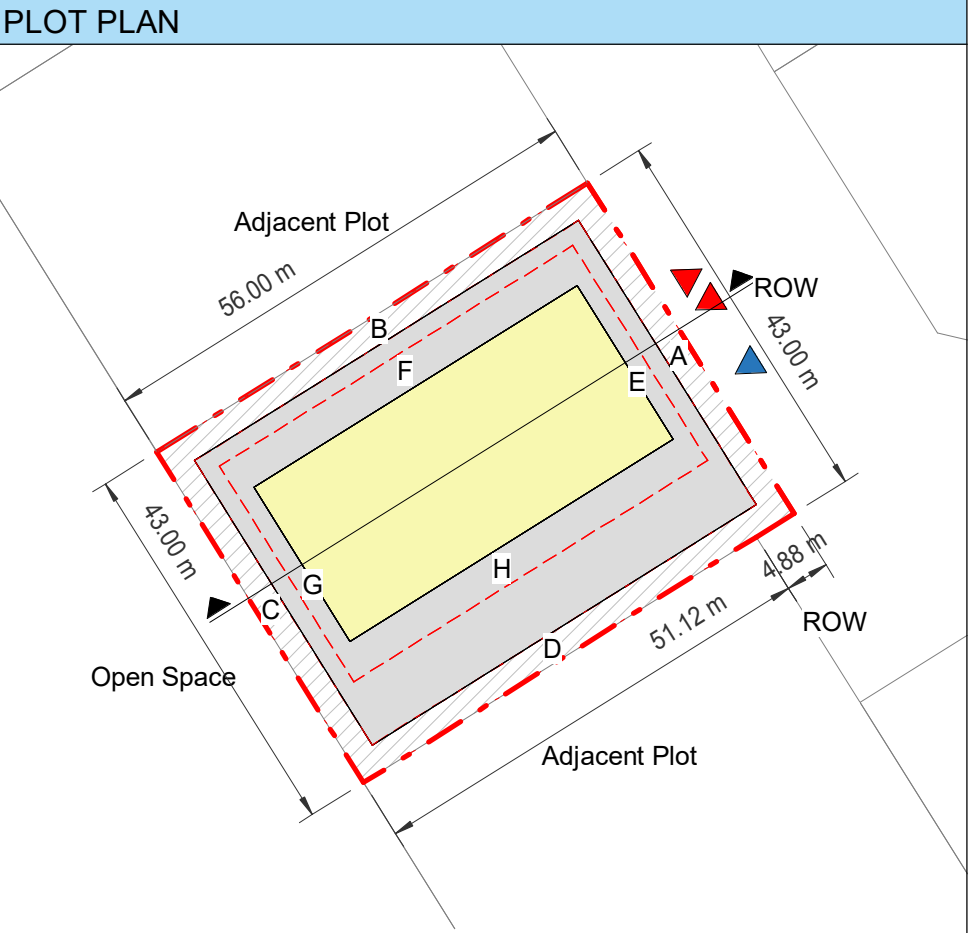
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0174

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

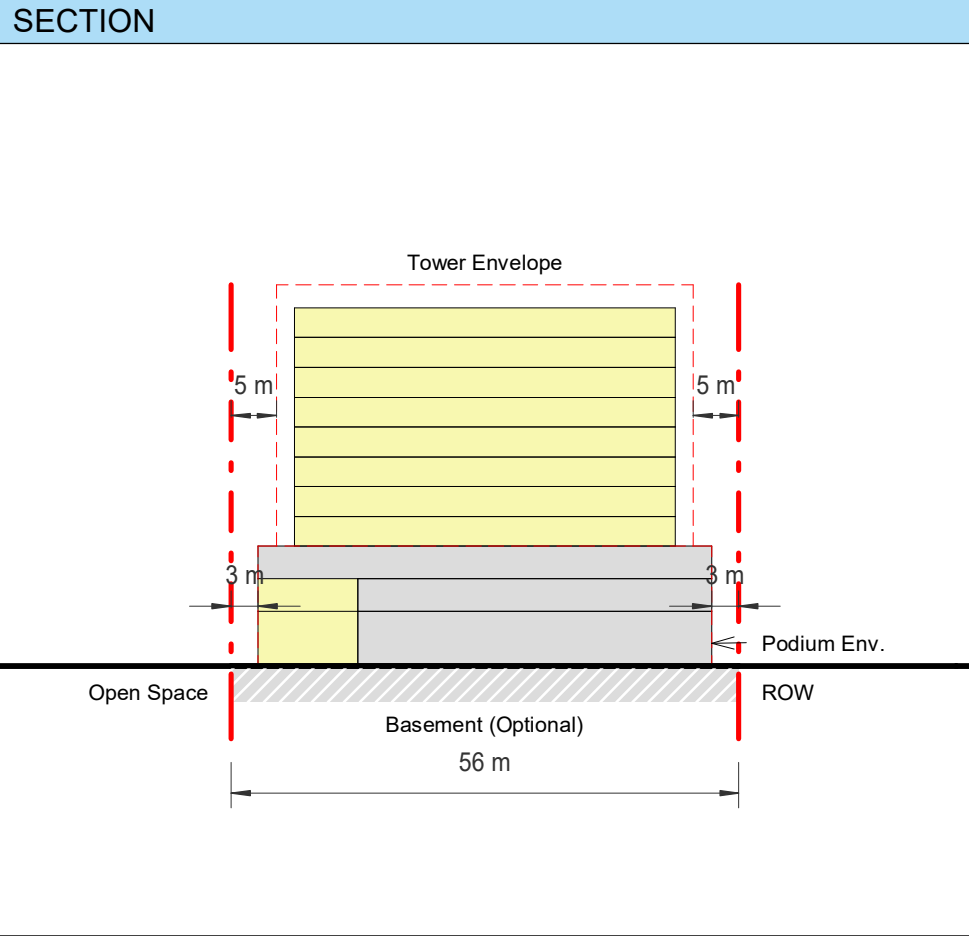
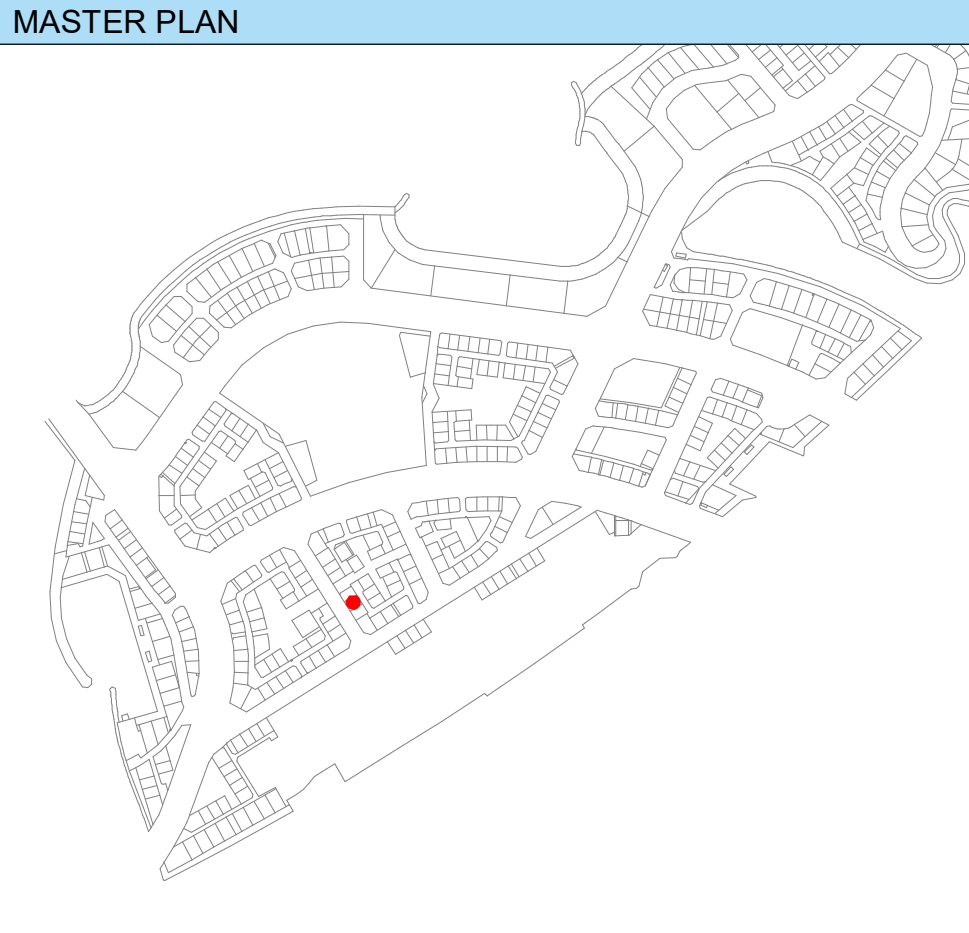
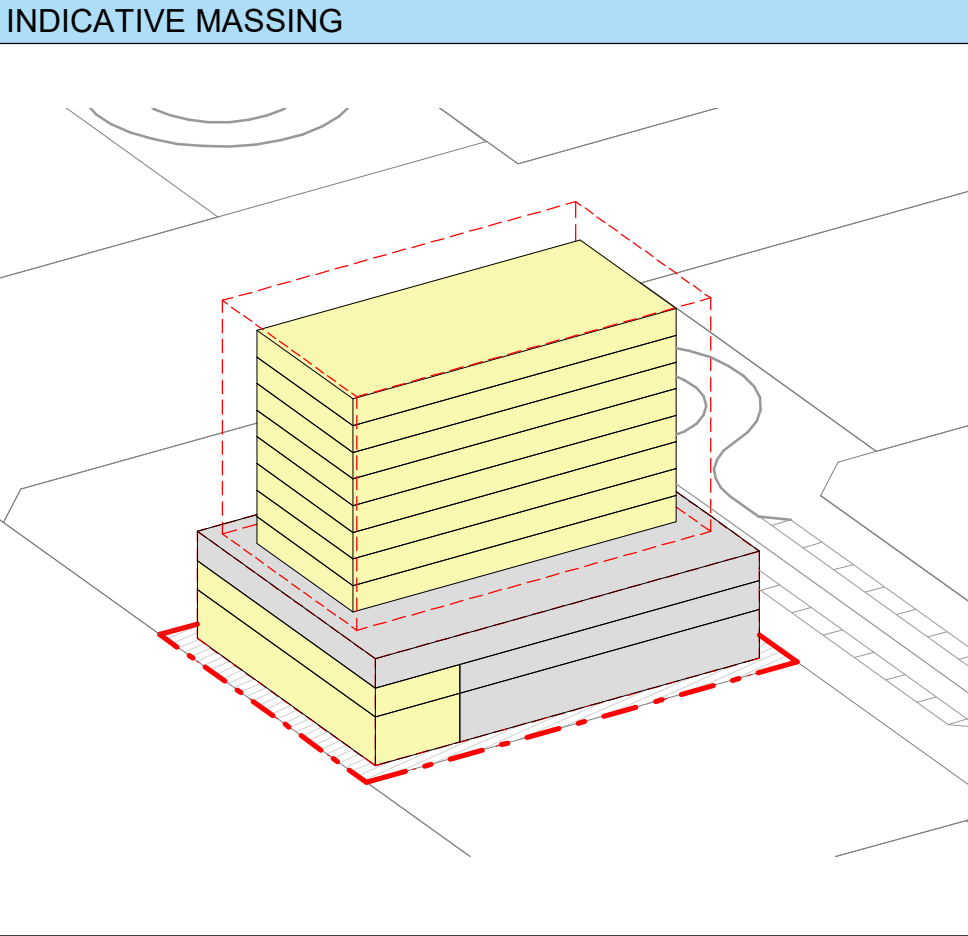
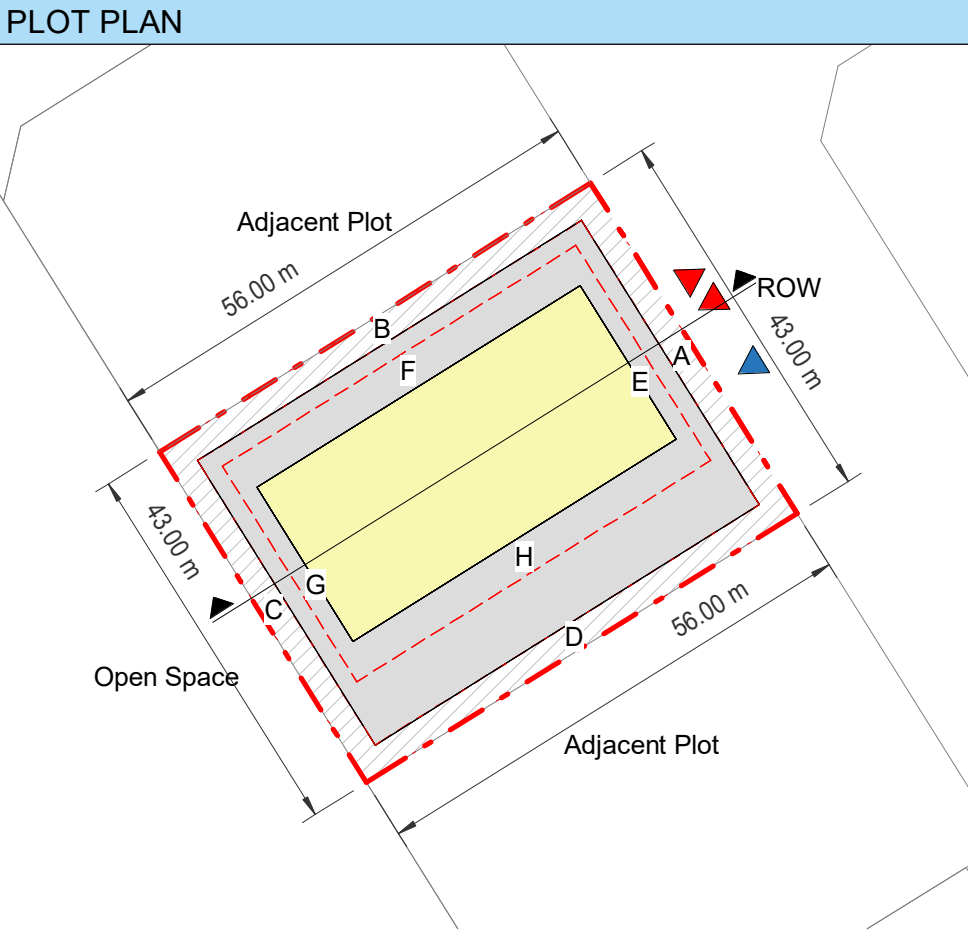
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0175

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,142 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	6,703 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

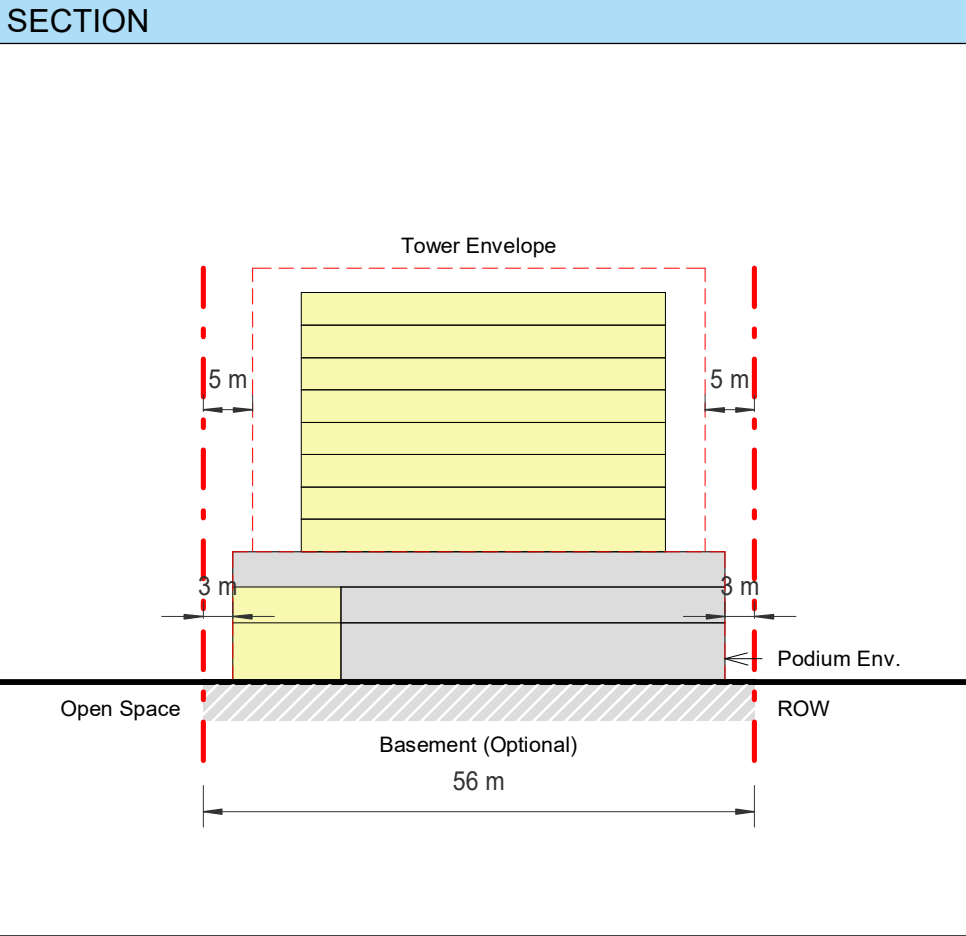
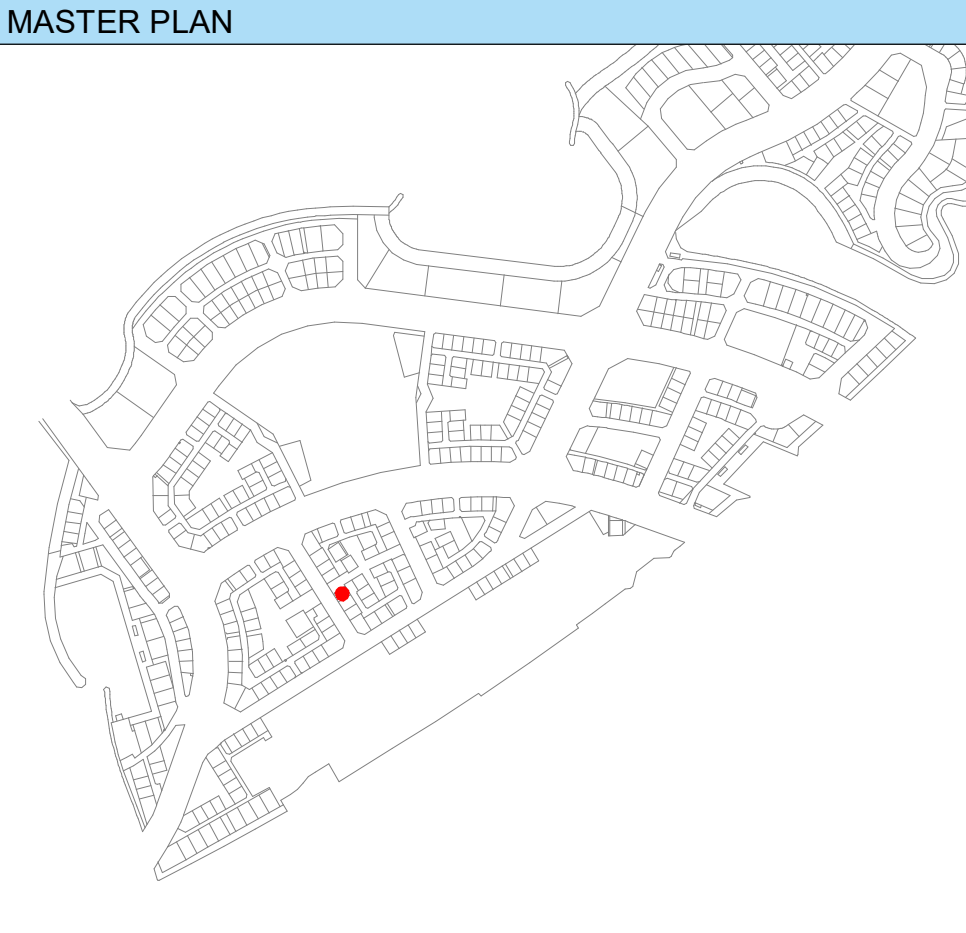
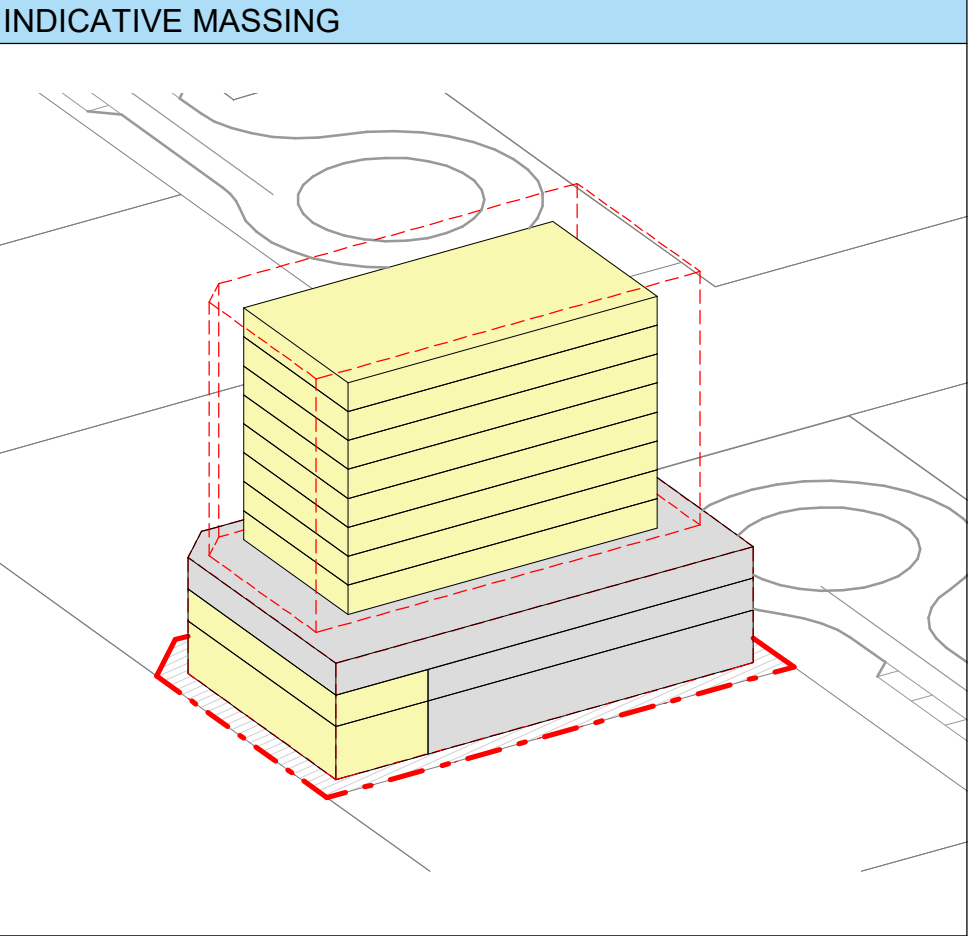
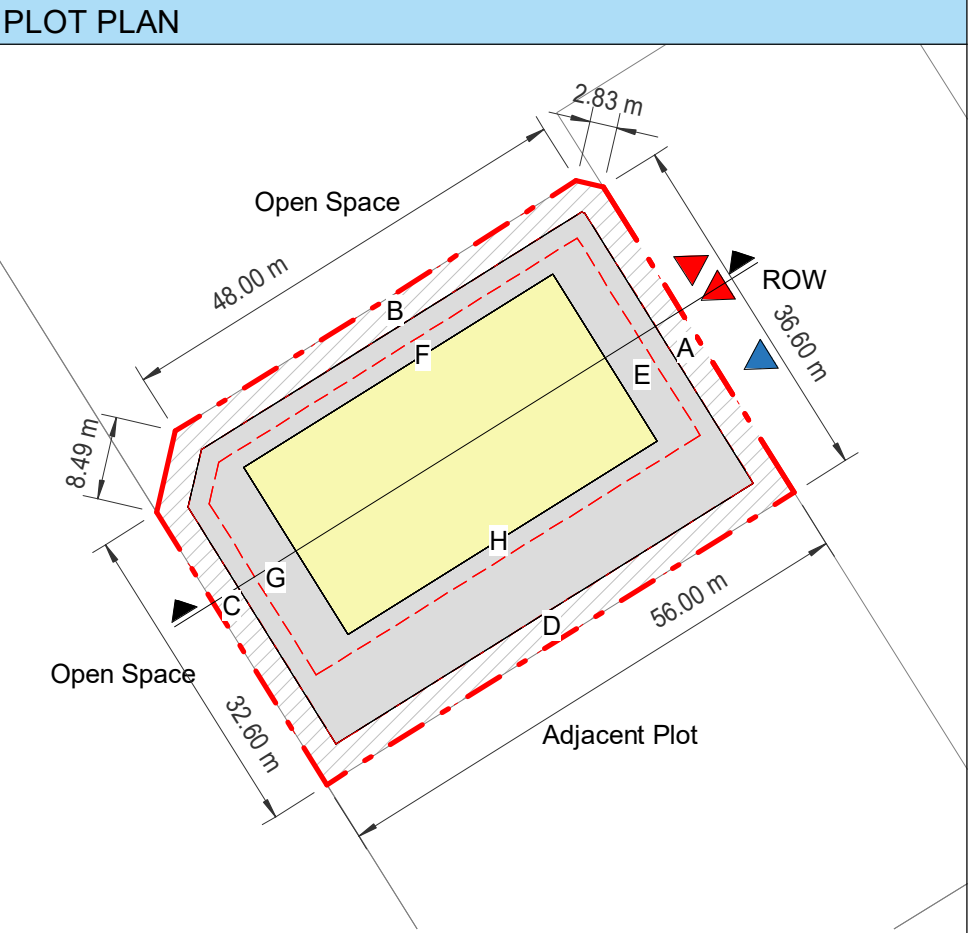
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0176

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

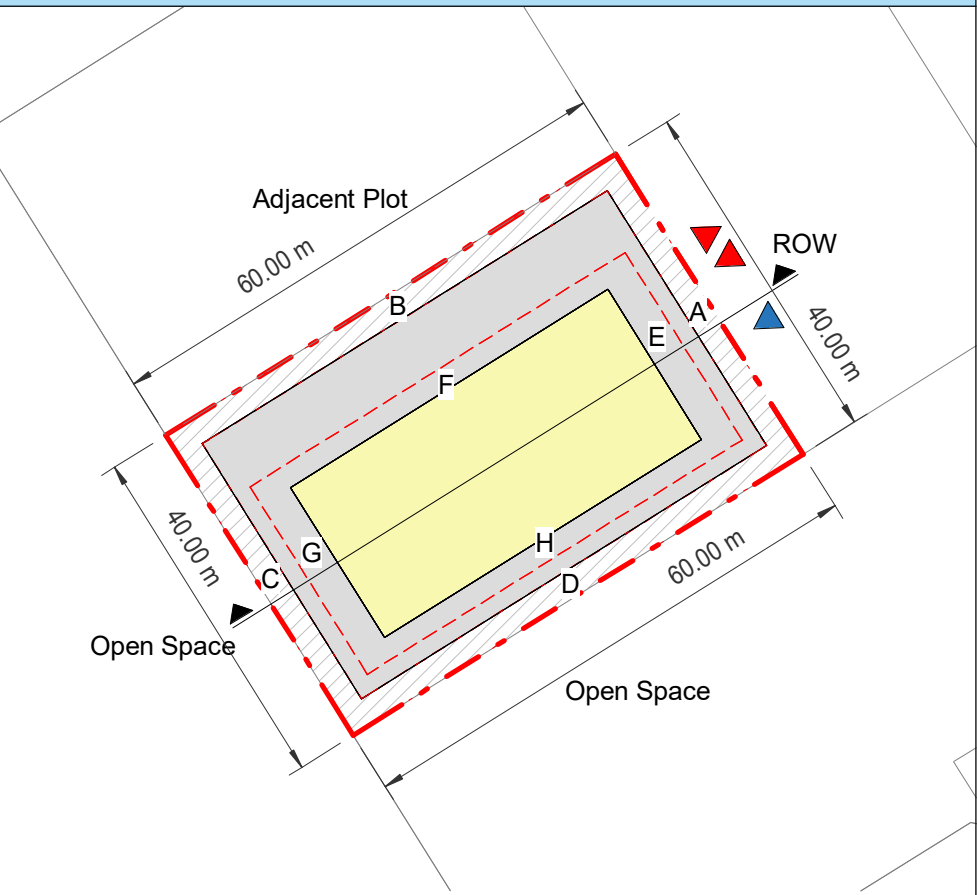
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- **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 balconies, terraces 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.

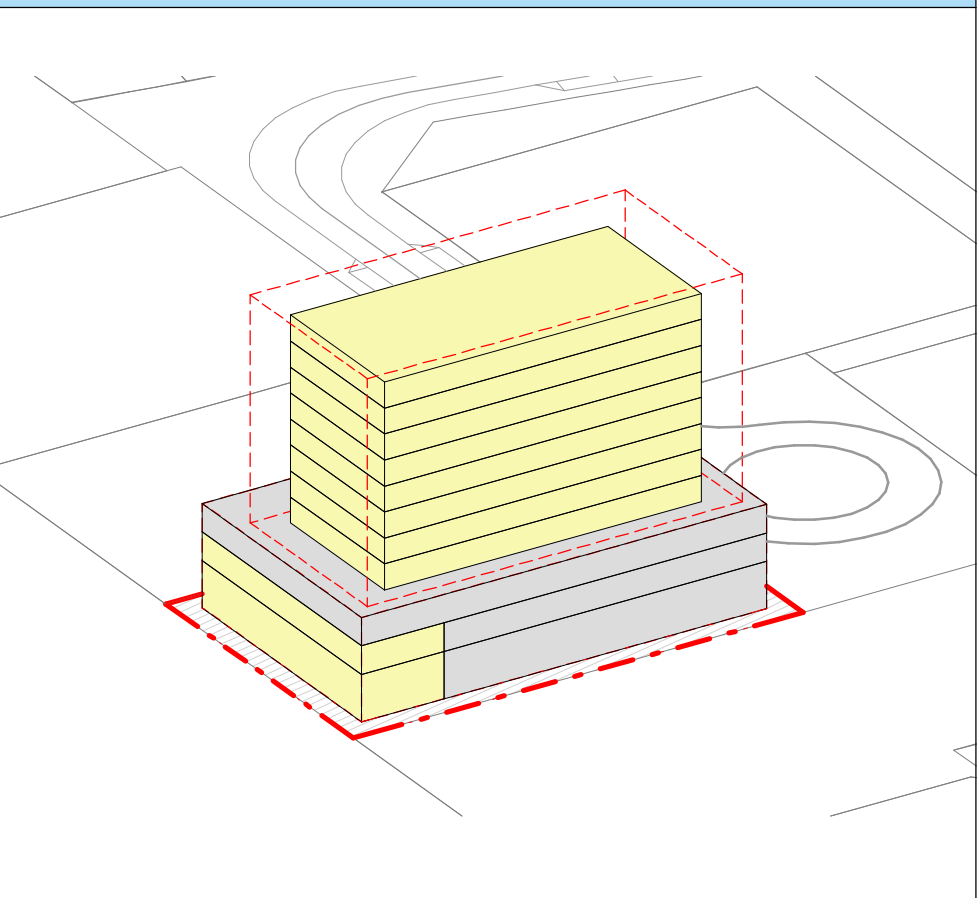
DIA-RE-0177

RESIDENTIAL (APARTMENT)

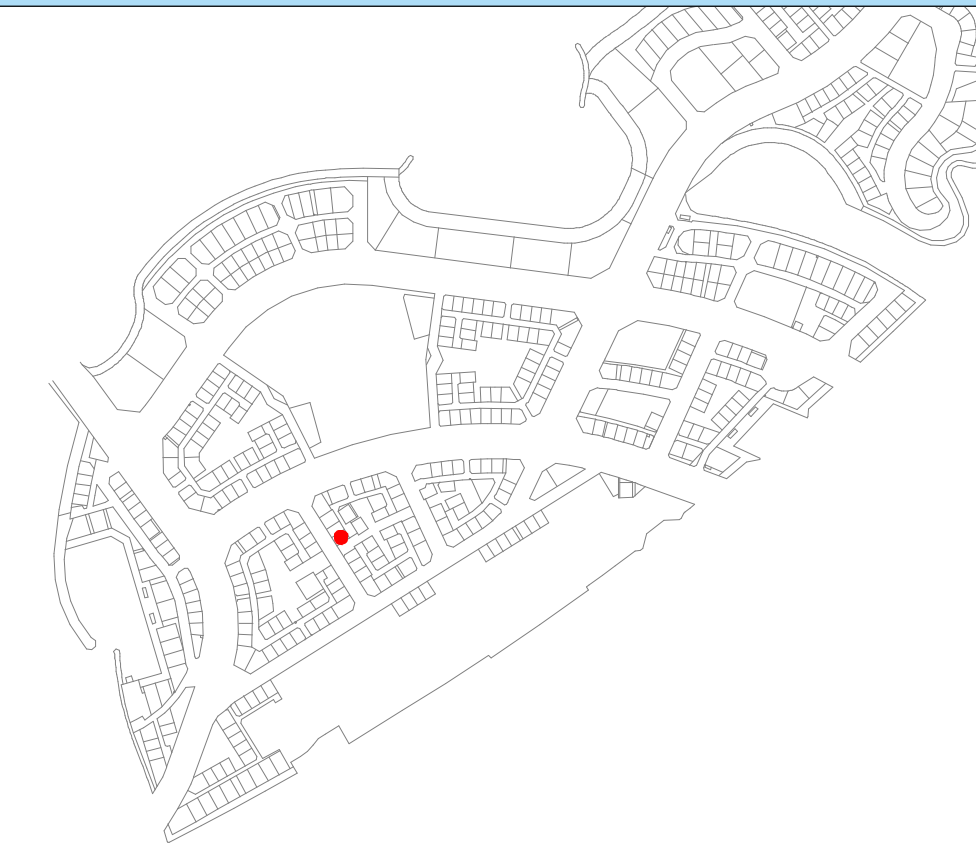
## PLOT PLAN



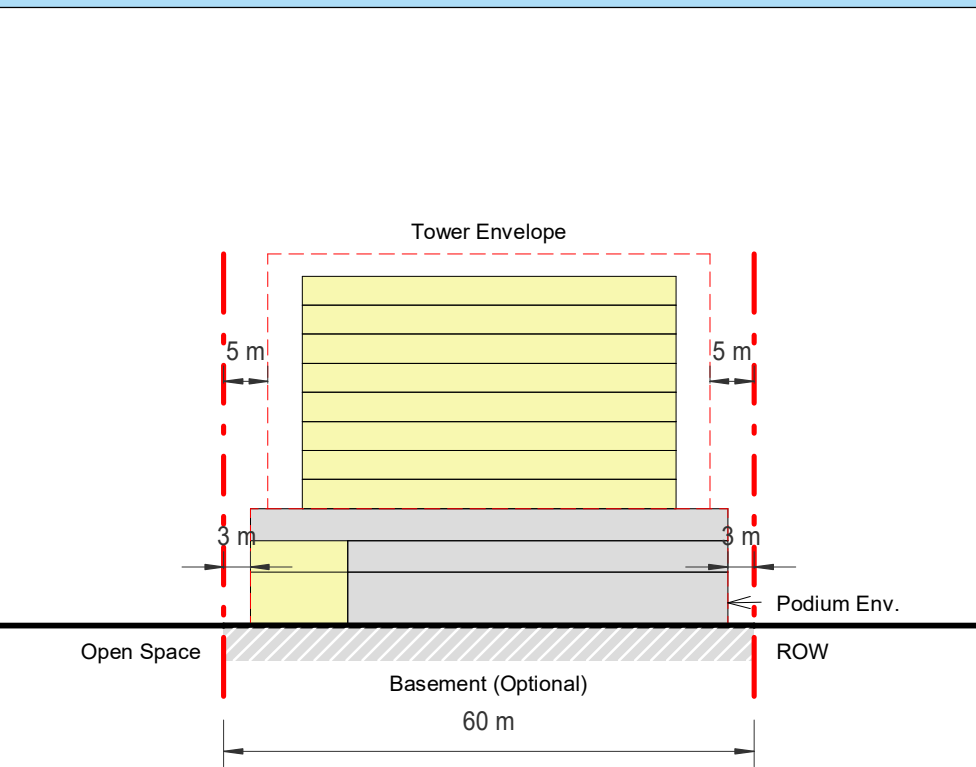
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

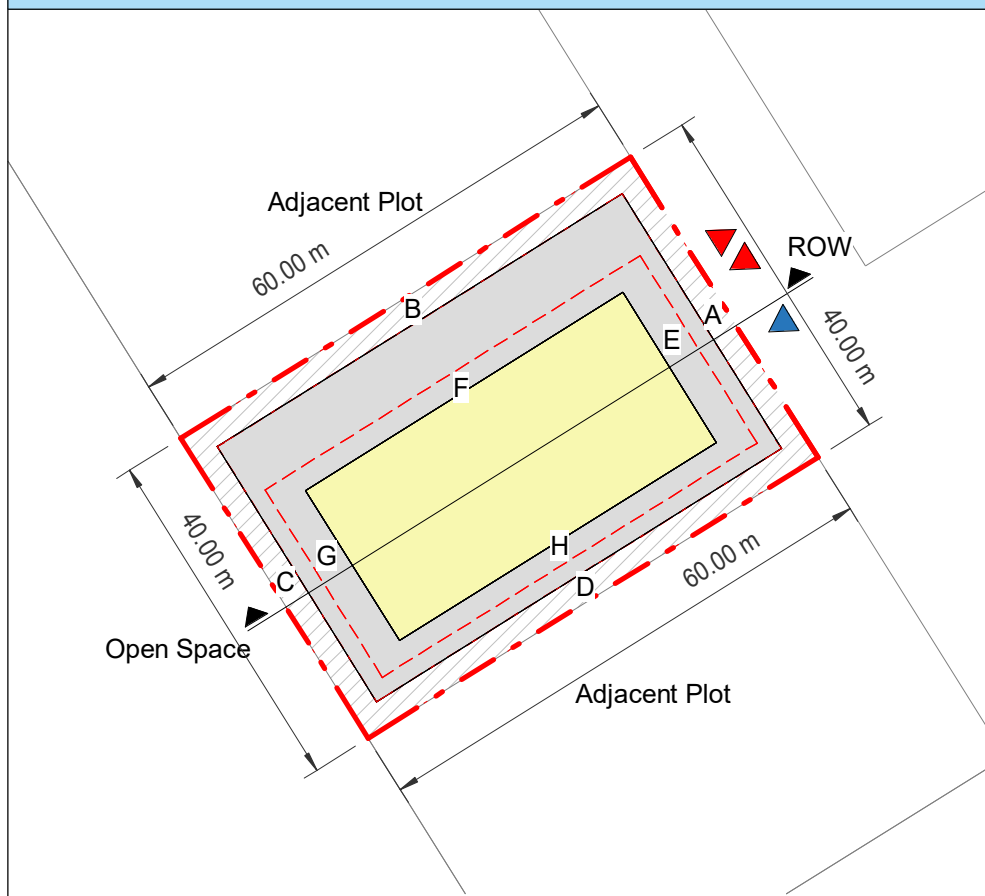
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

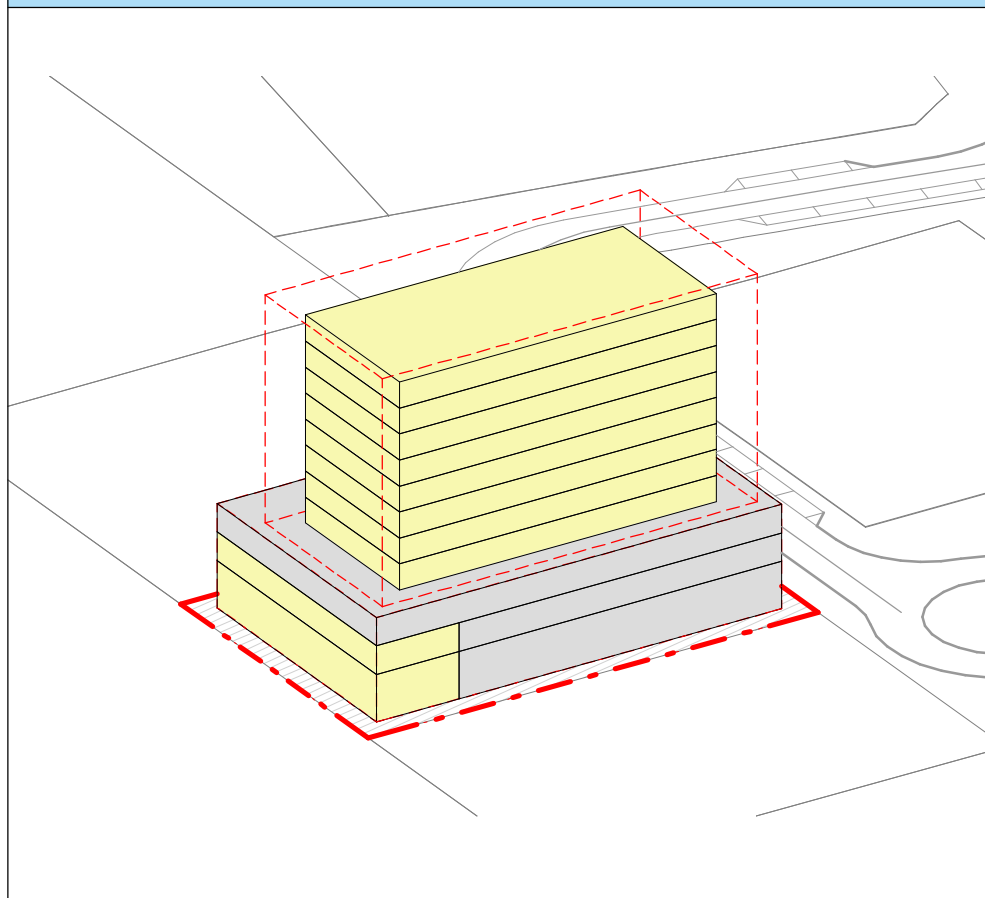
DIA-RE-0178

RESIDENTIAL (APARTMENT)

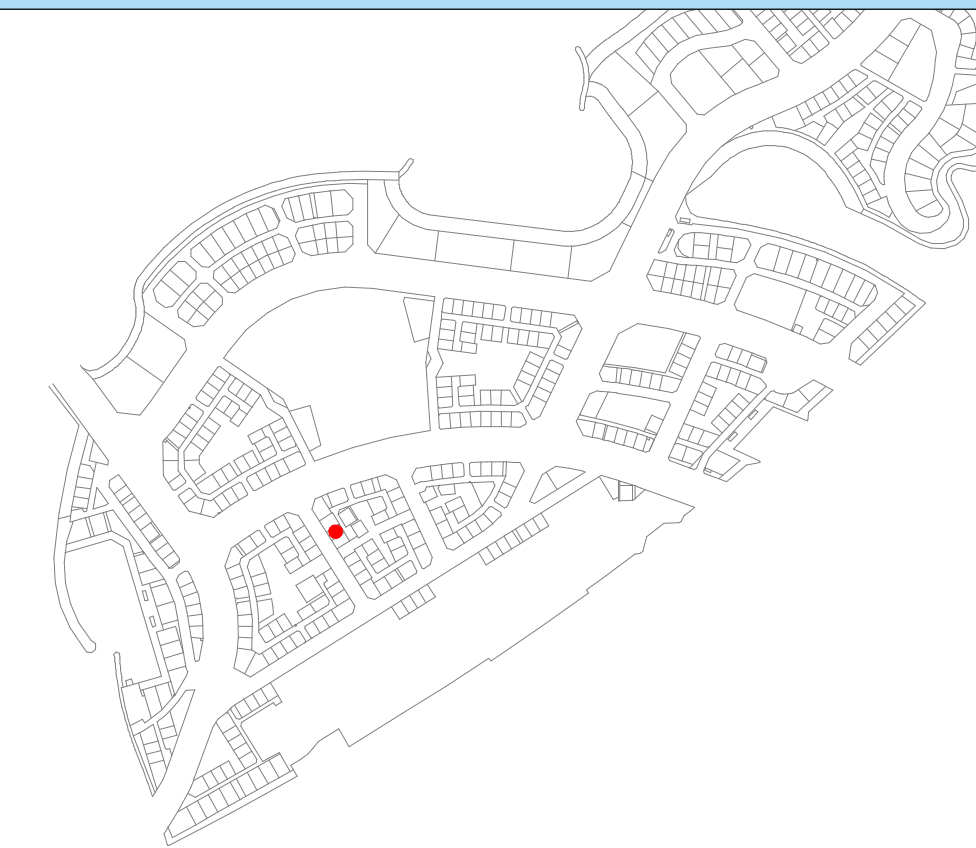
## PLOT PLAN



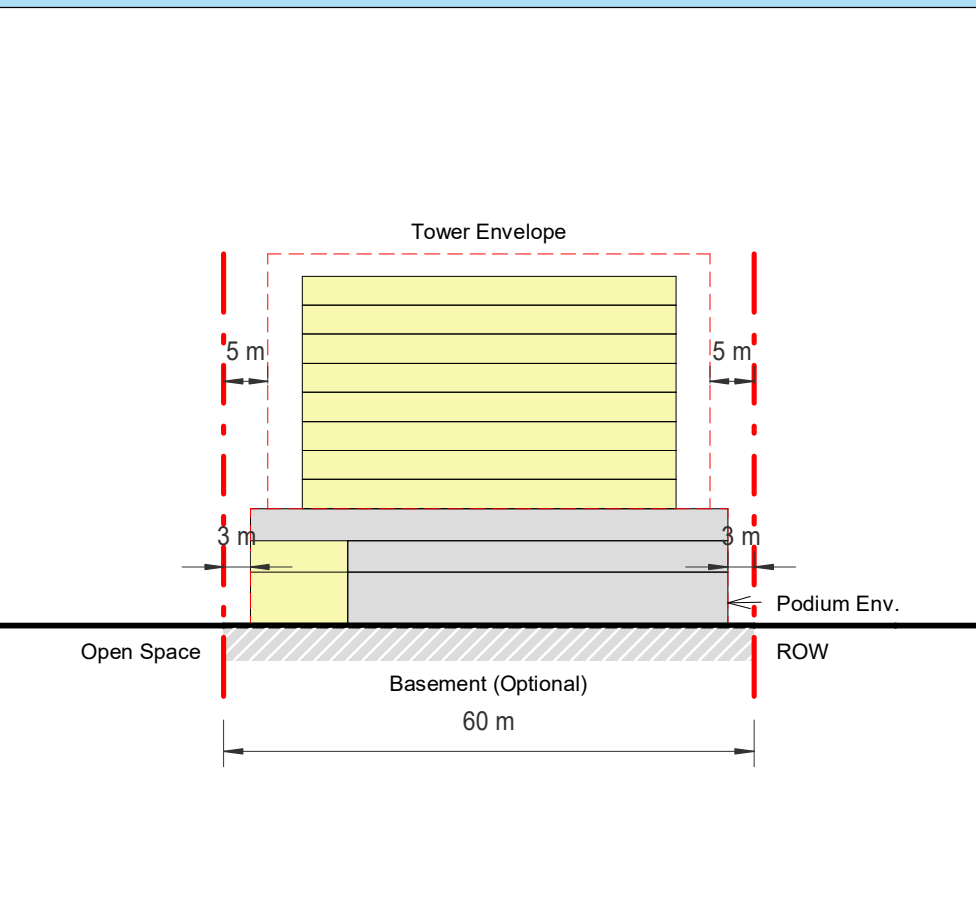
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,168 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,917 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

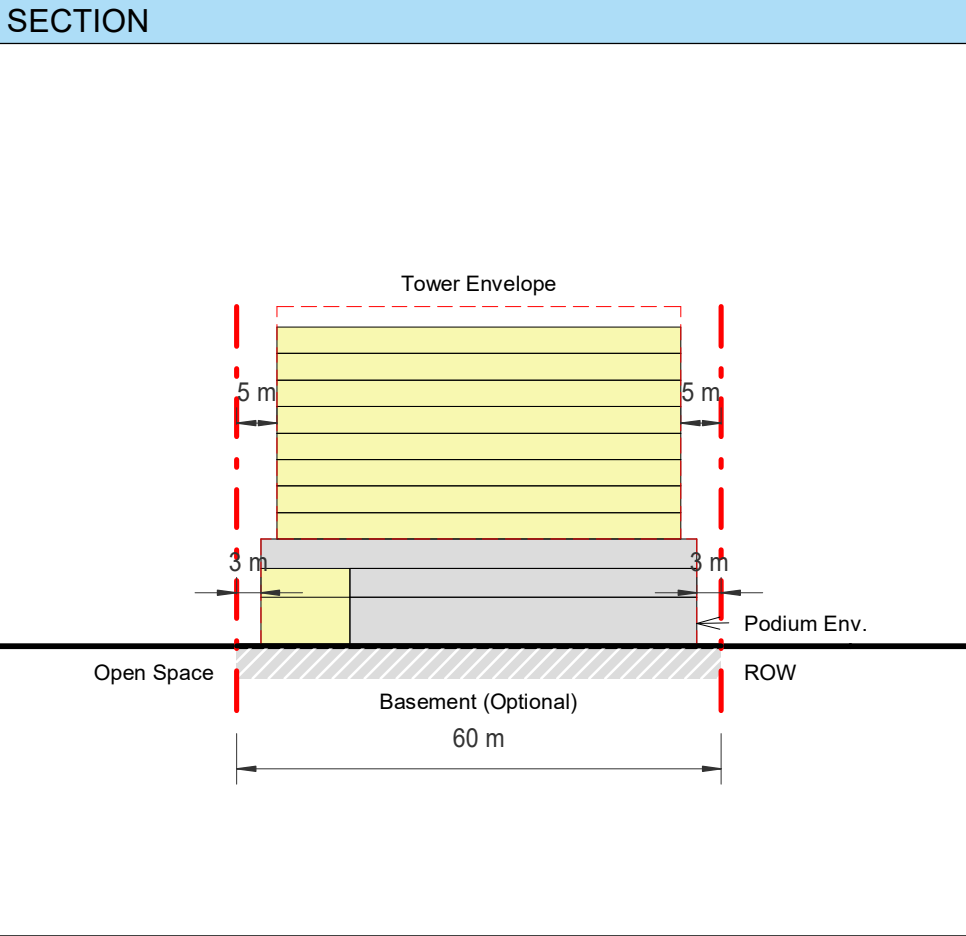
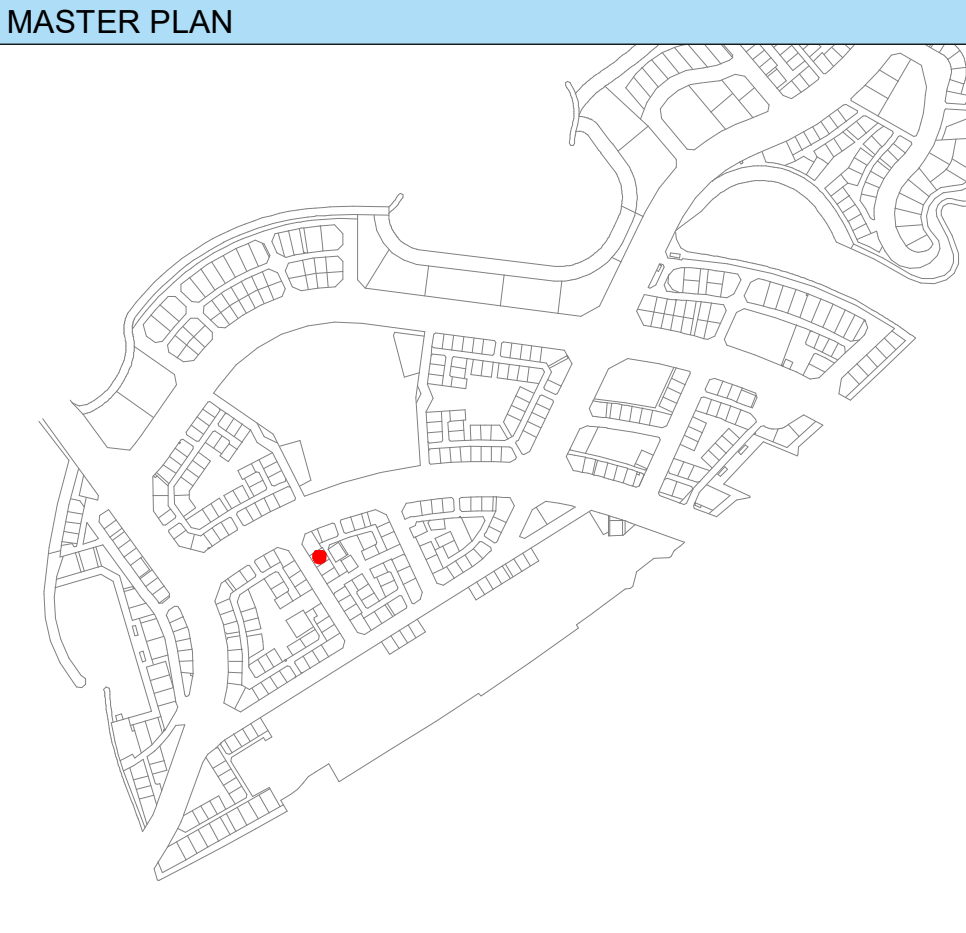
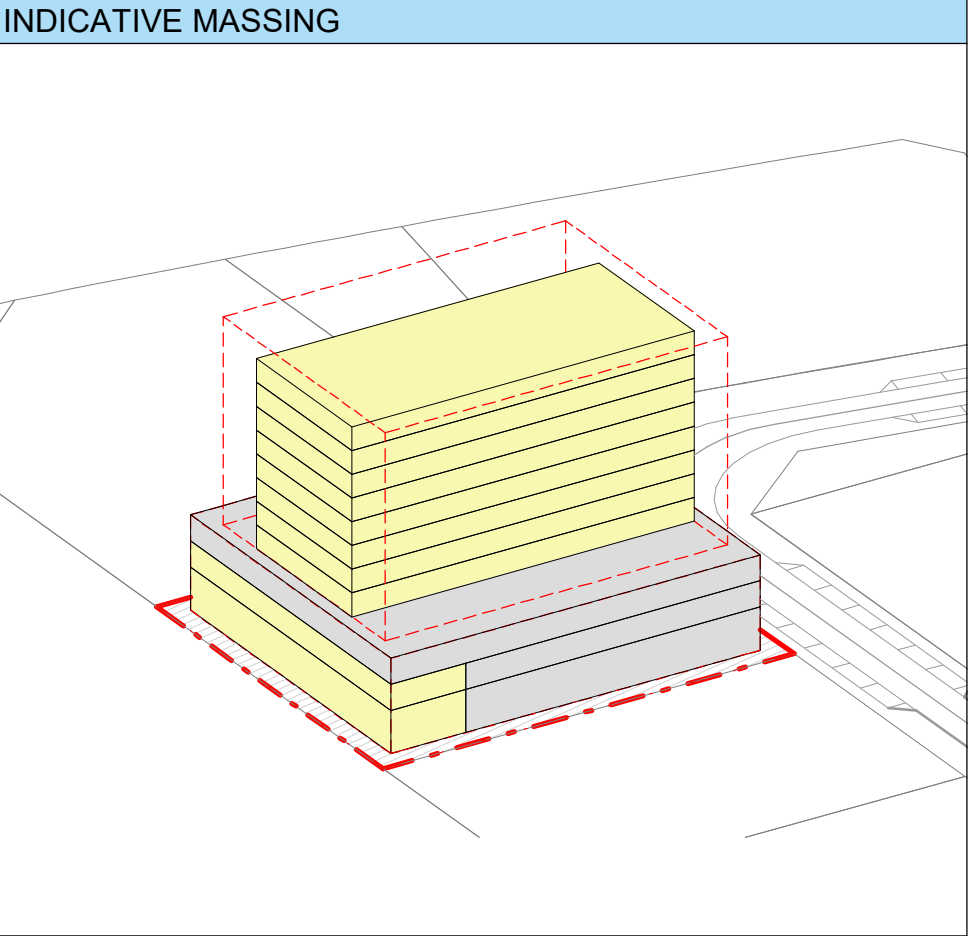
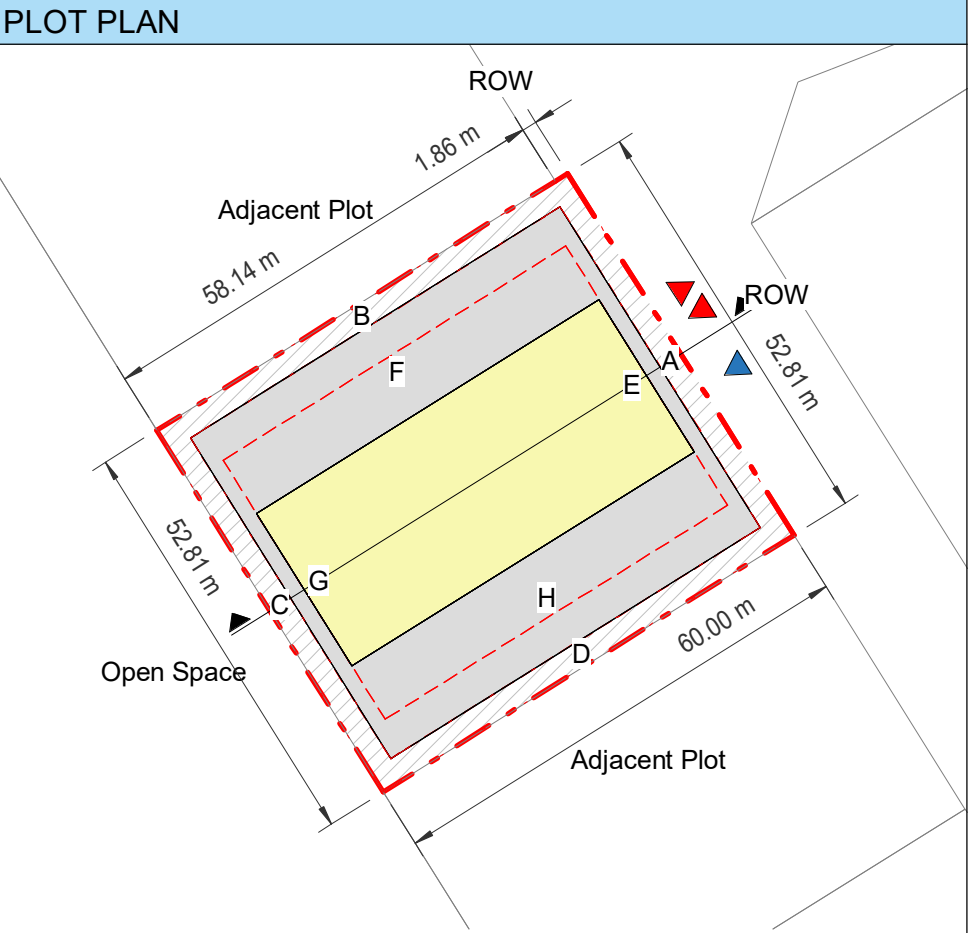
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0179

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,520 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,300 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- 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:

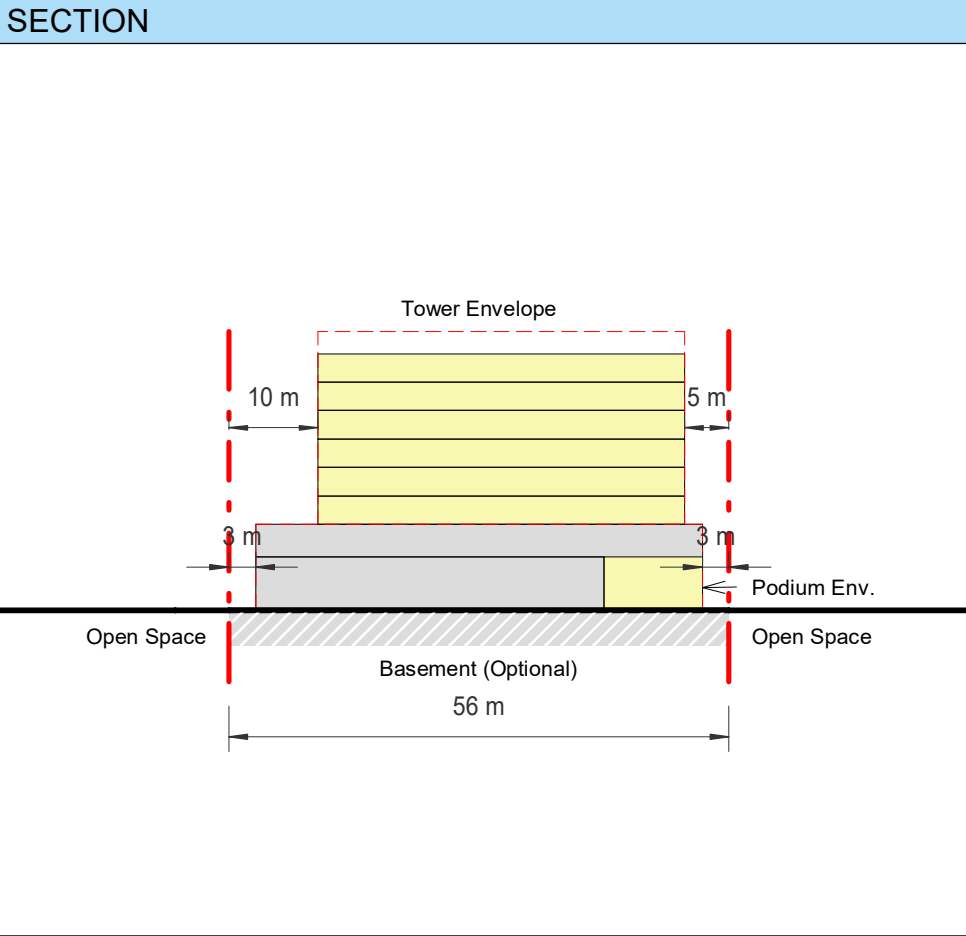
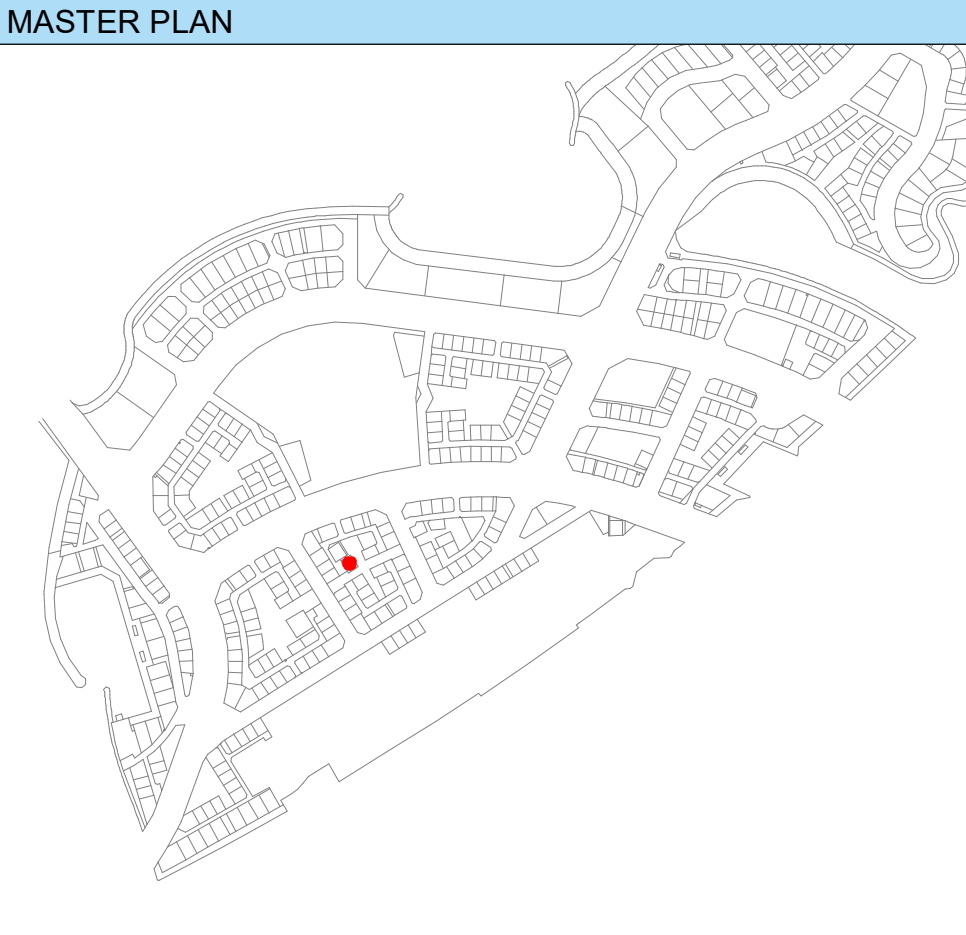
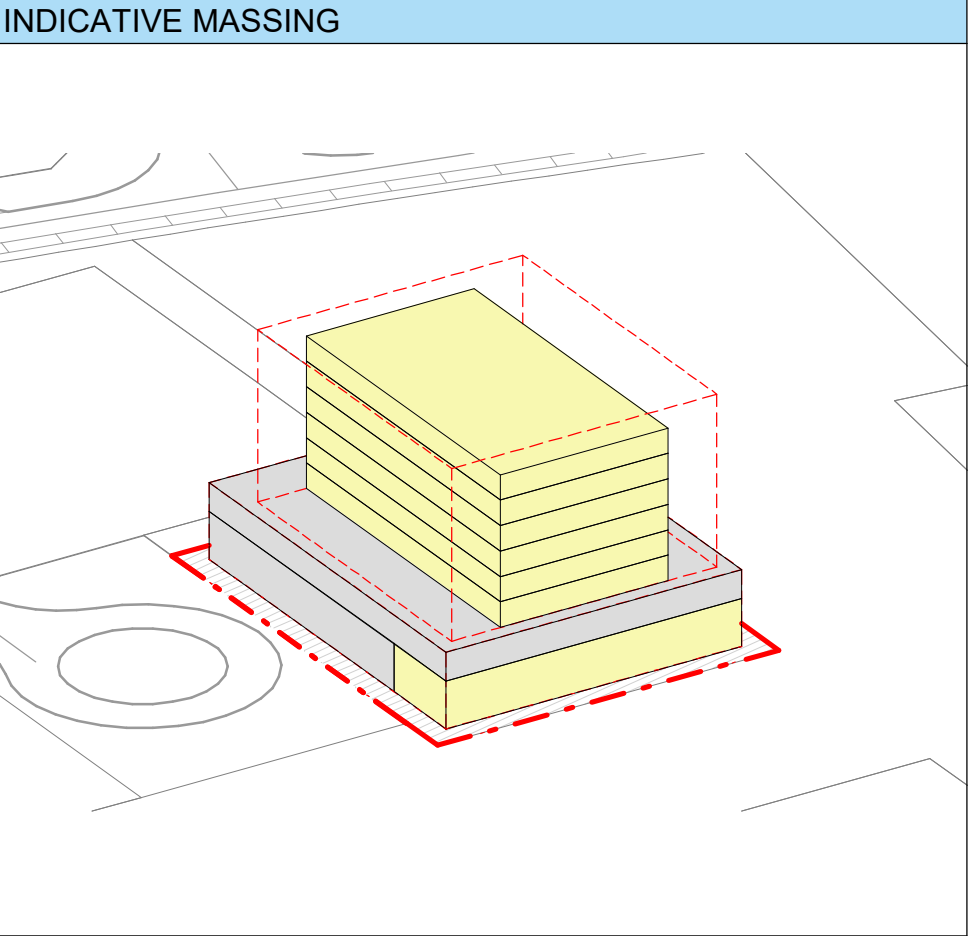
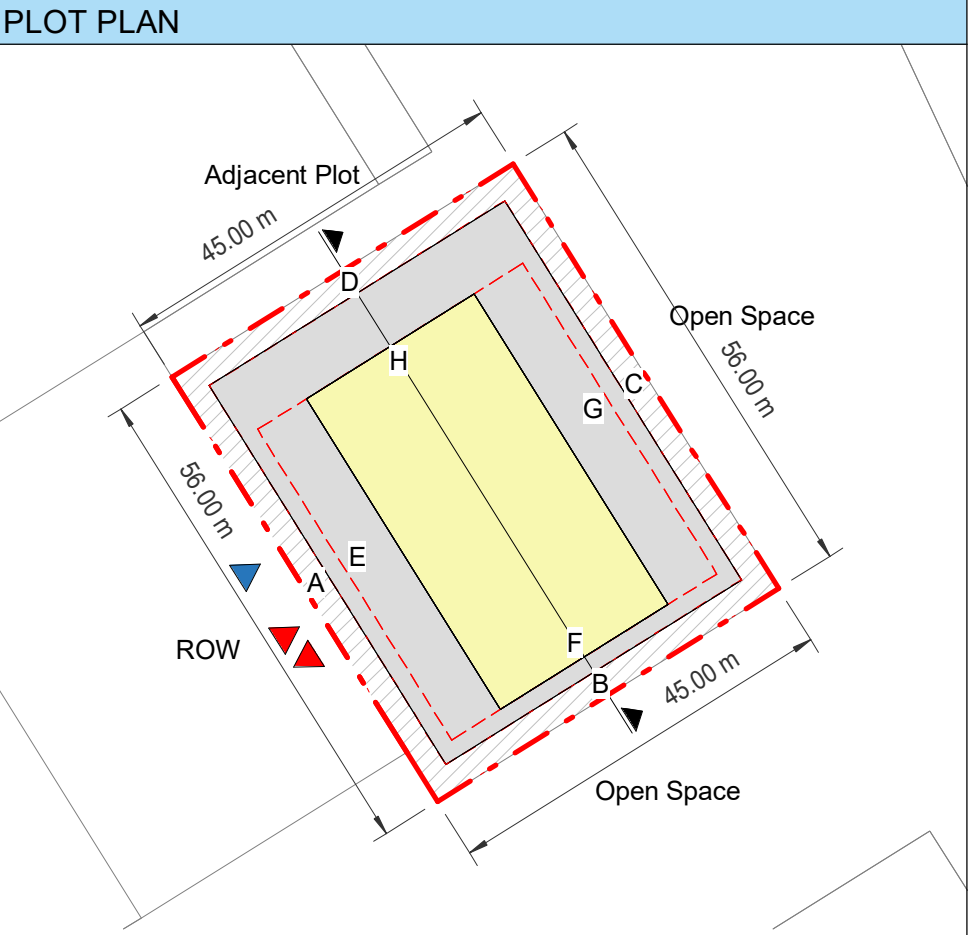
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
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- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0180

RESIDENTIAL (APARTMENT)

## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,577 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	8,943 m <sup>2</sup>
- 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
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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

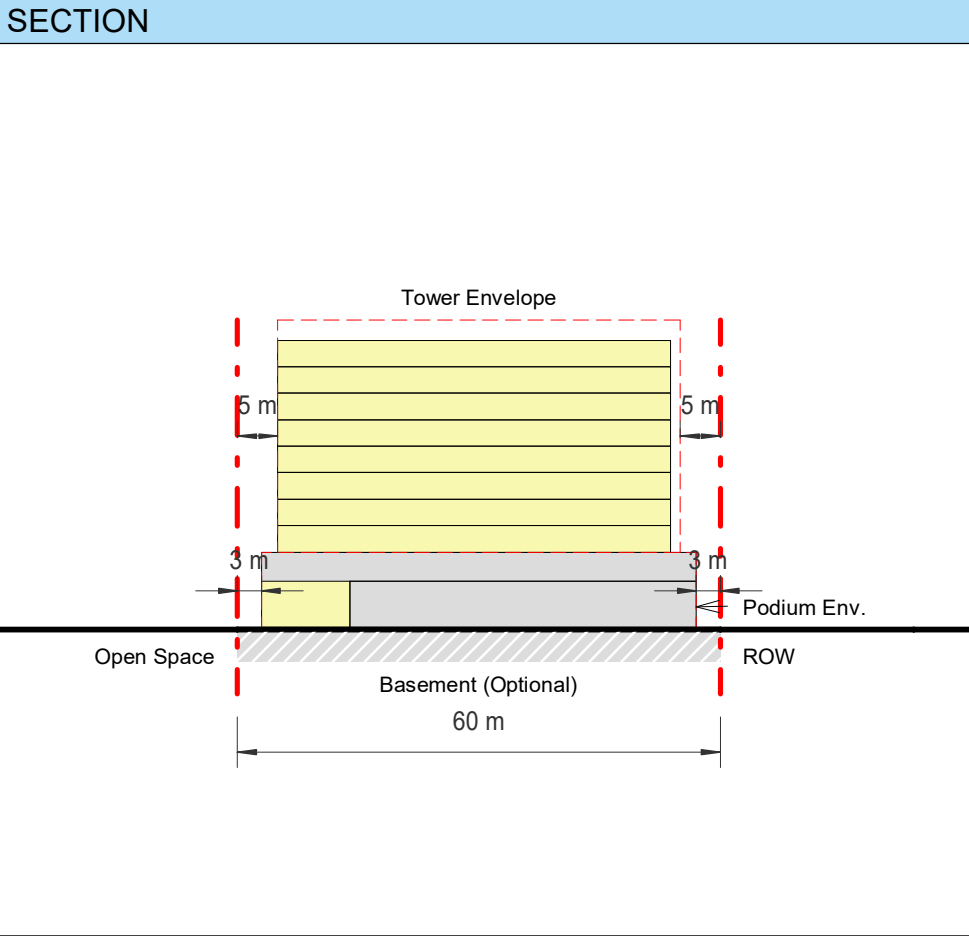
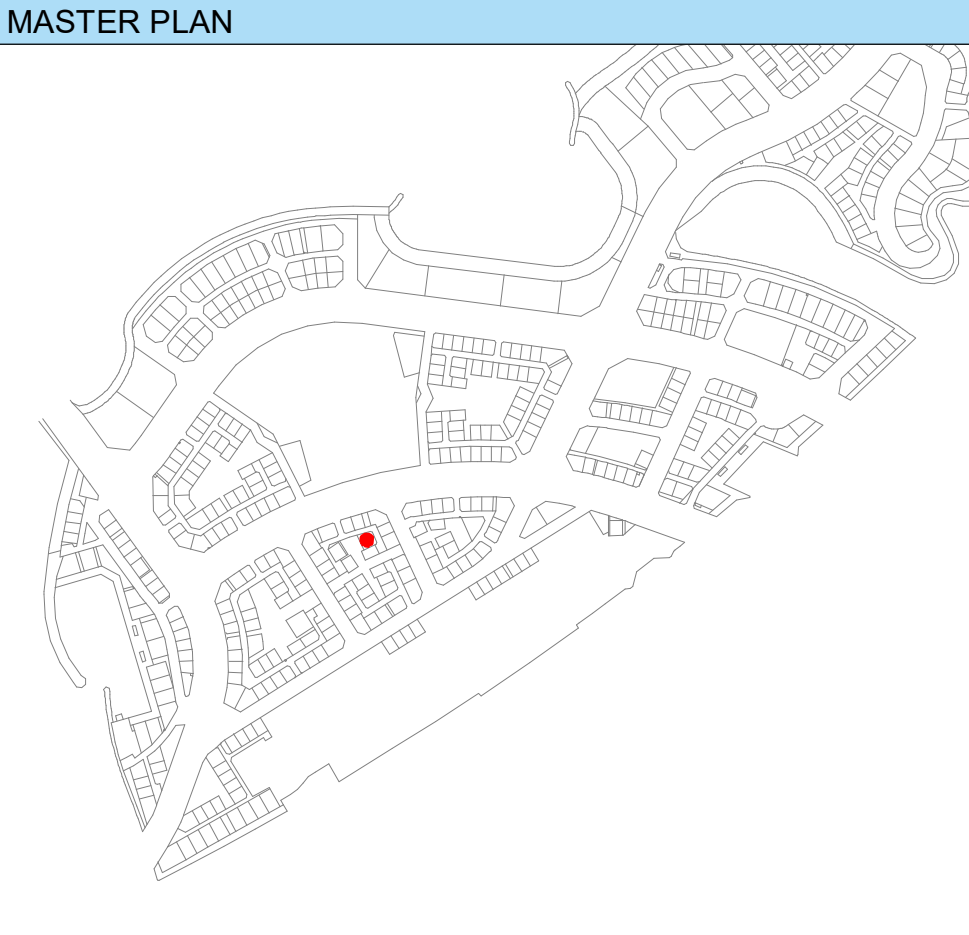
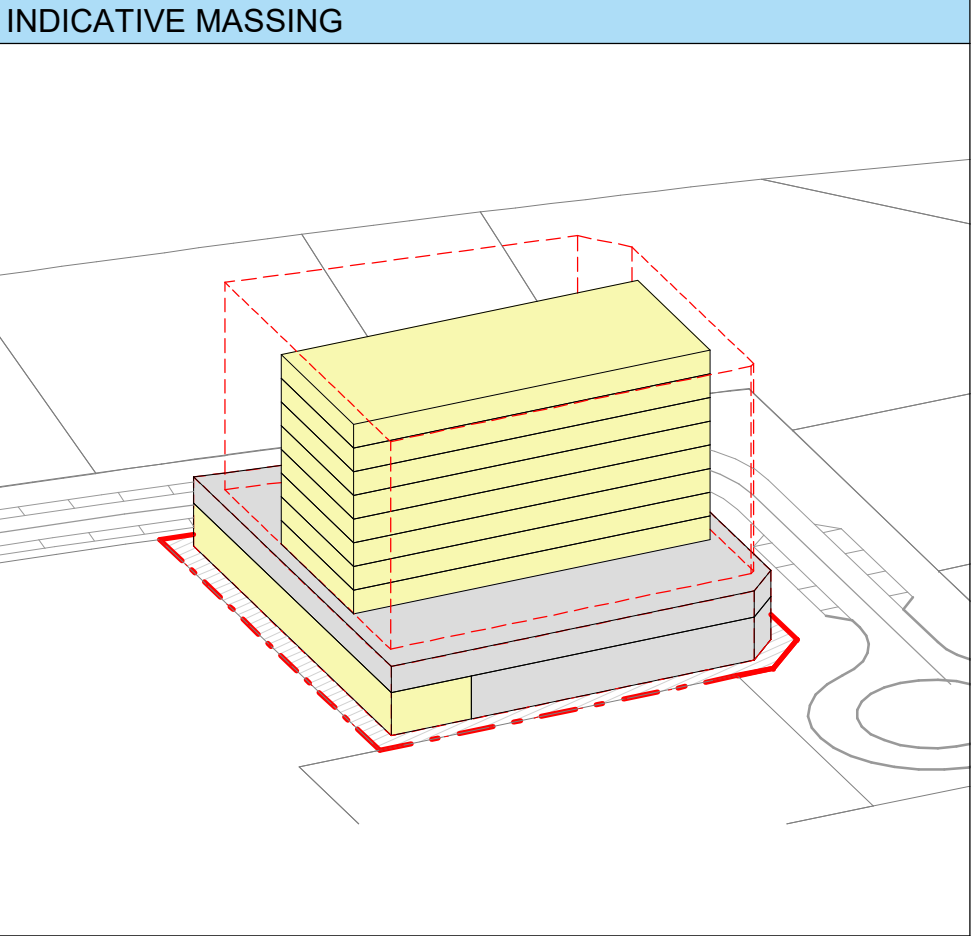
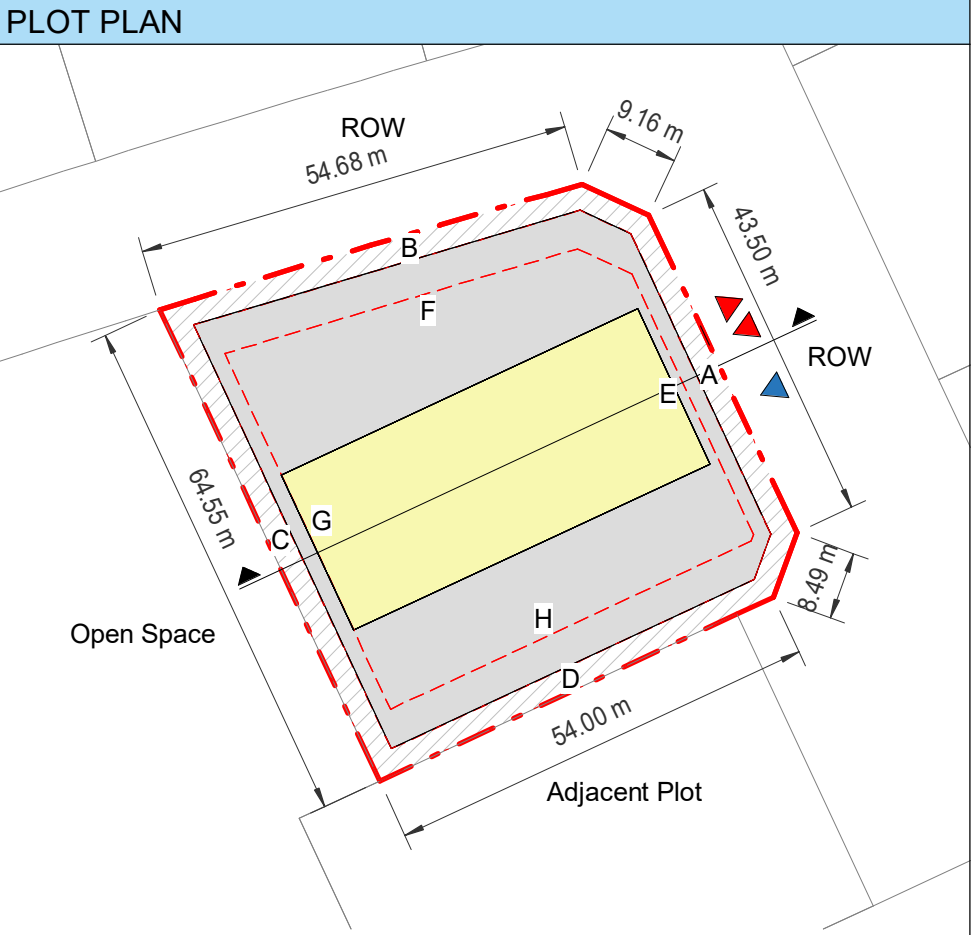
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0181

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,512 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

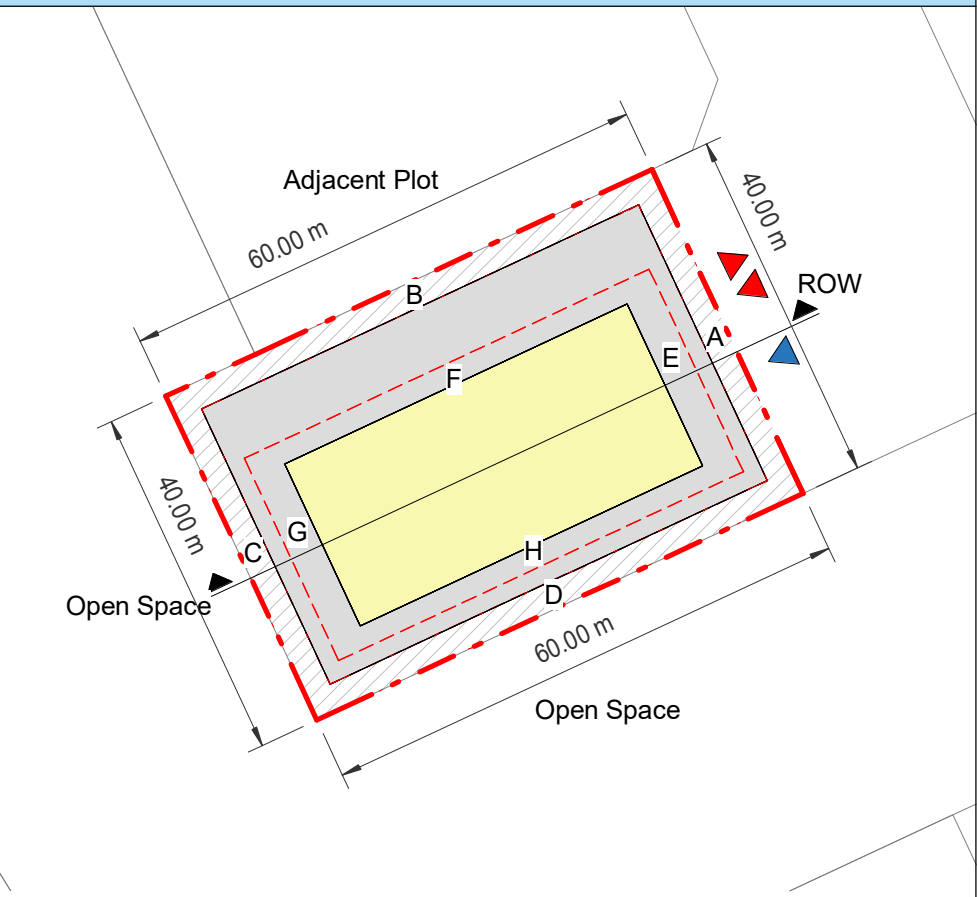
**Notes:**

- 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 and balconies.
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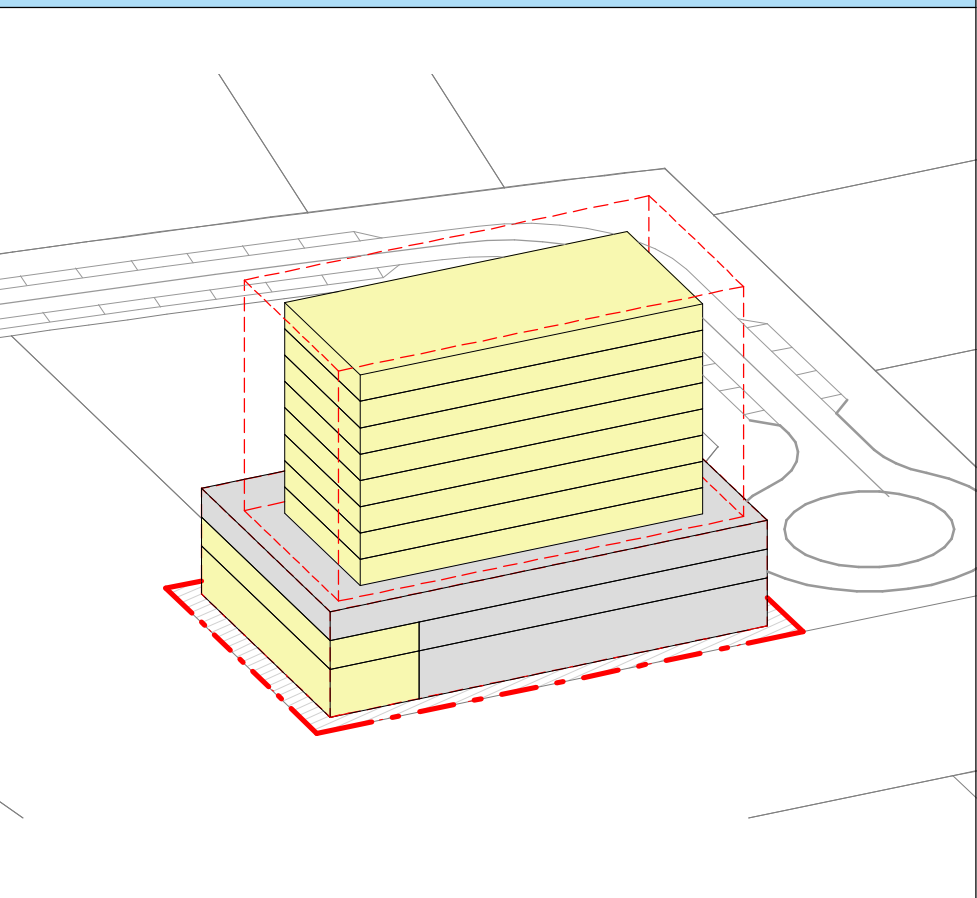
DIA-RE-0182

RESIDENTIAL (APARTMENT)

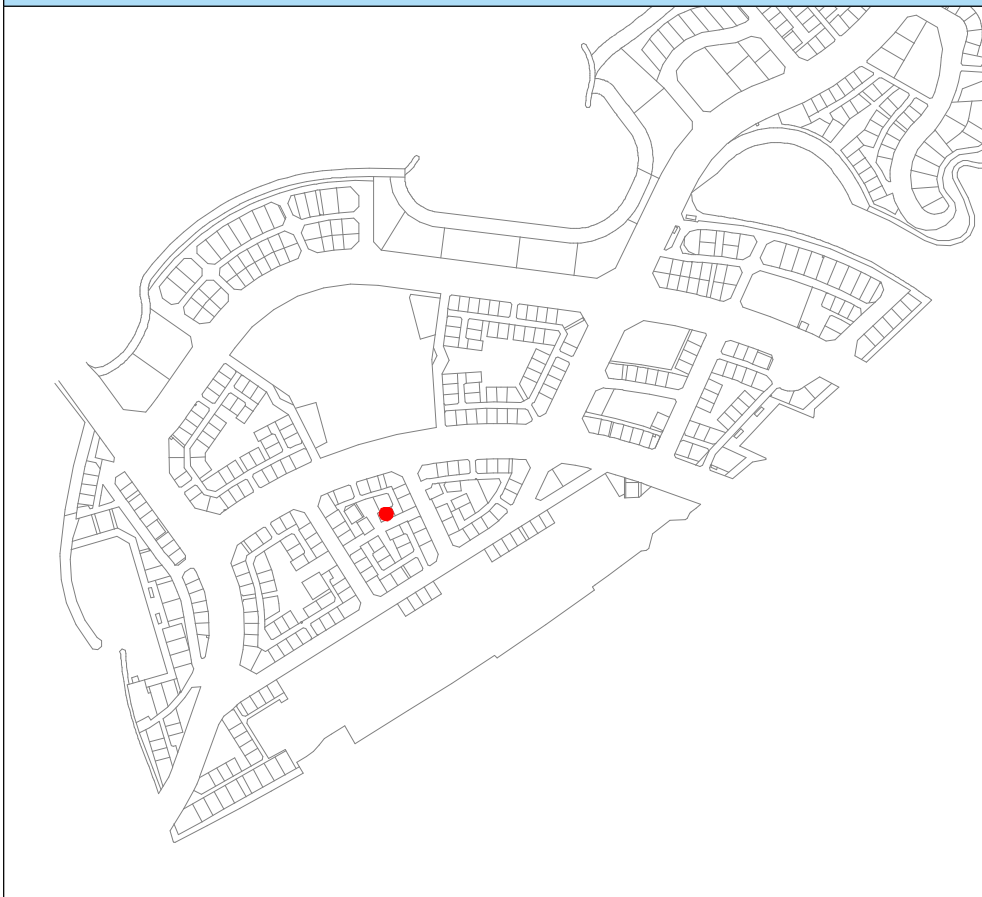
## PLOT PLAN



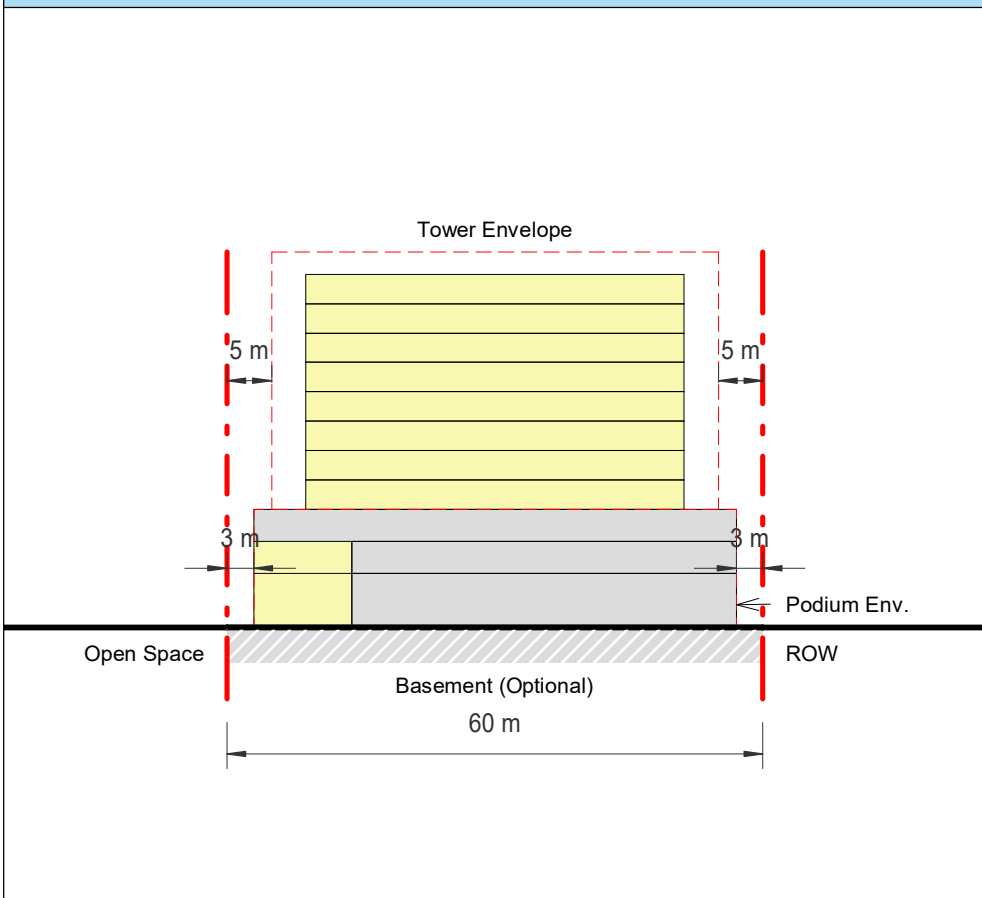
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,401 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,515 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

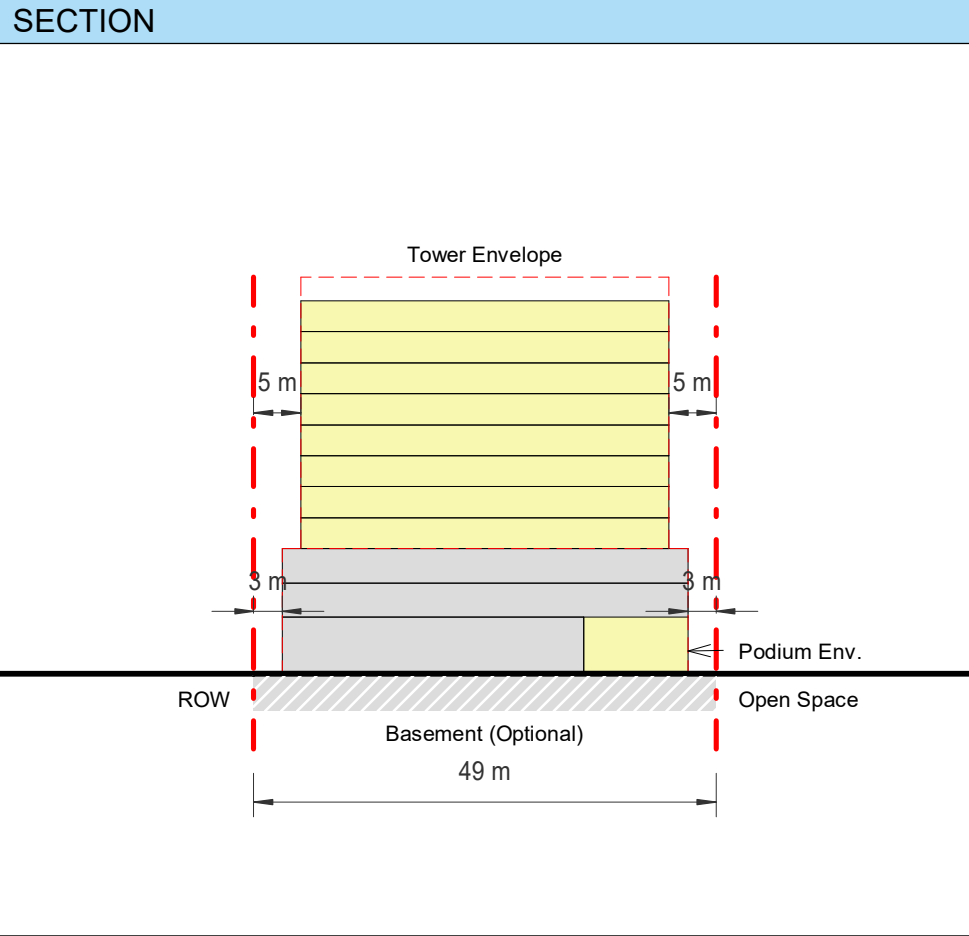
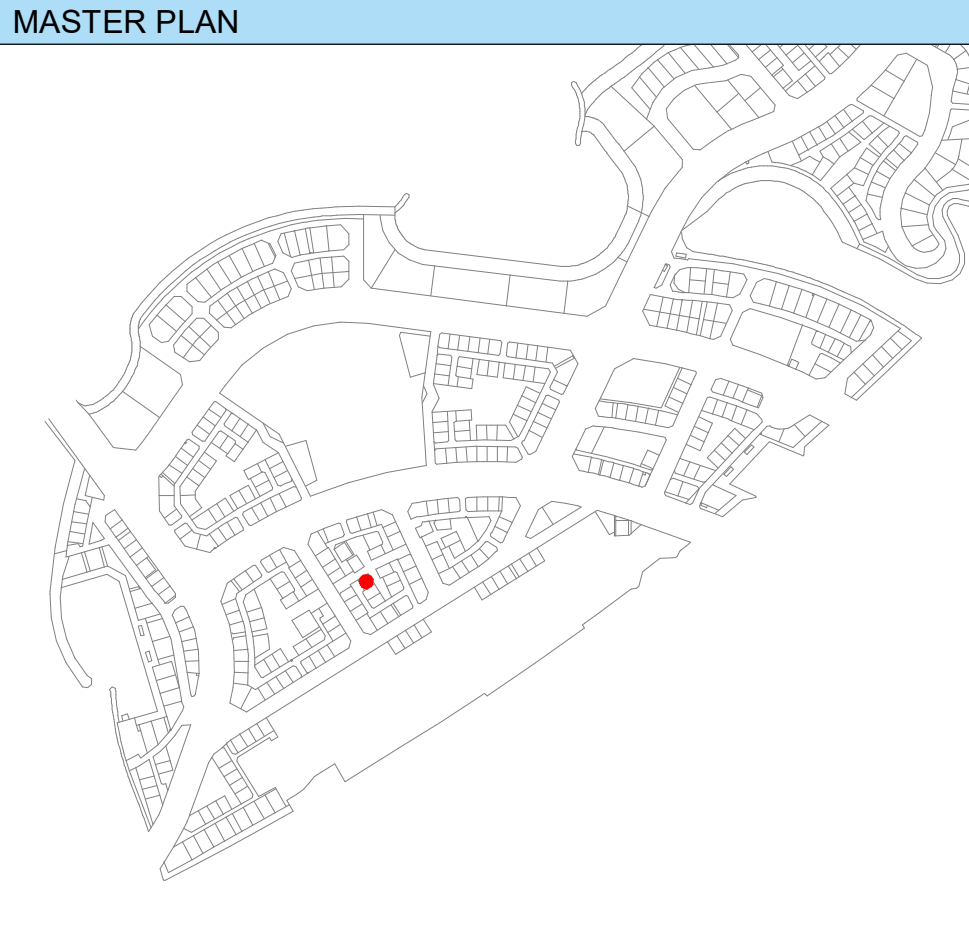
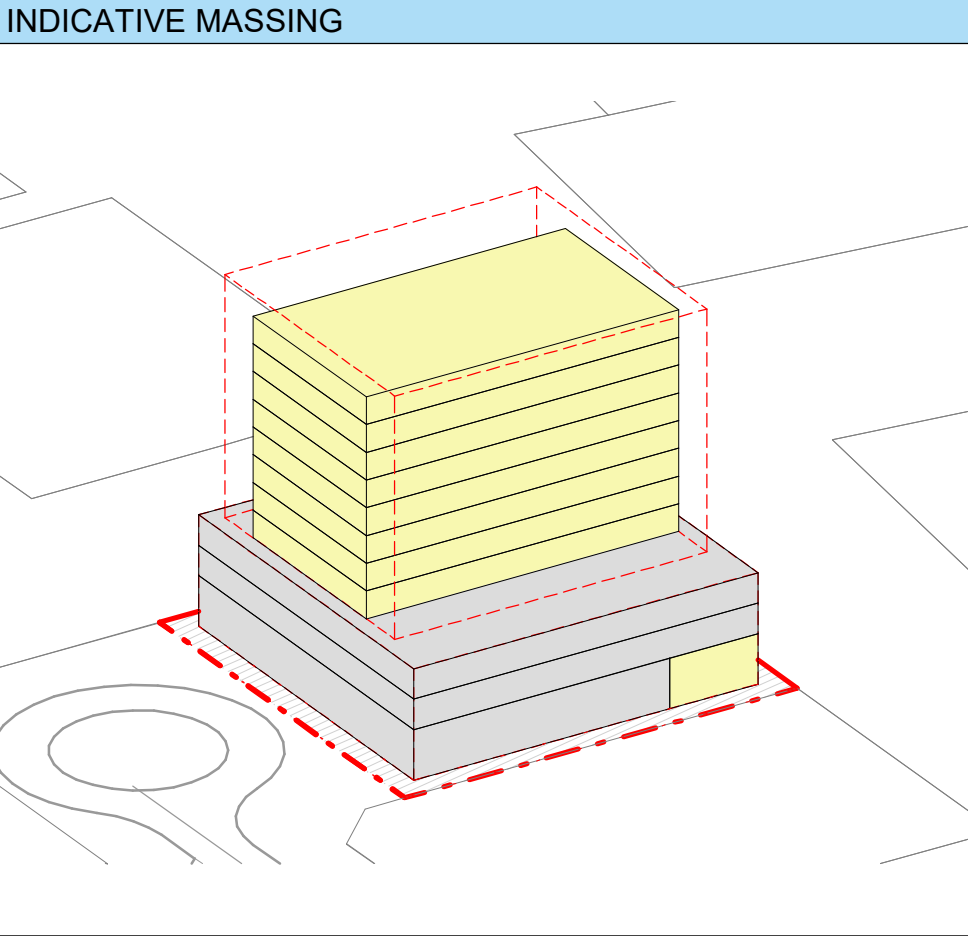
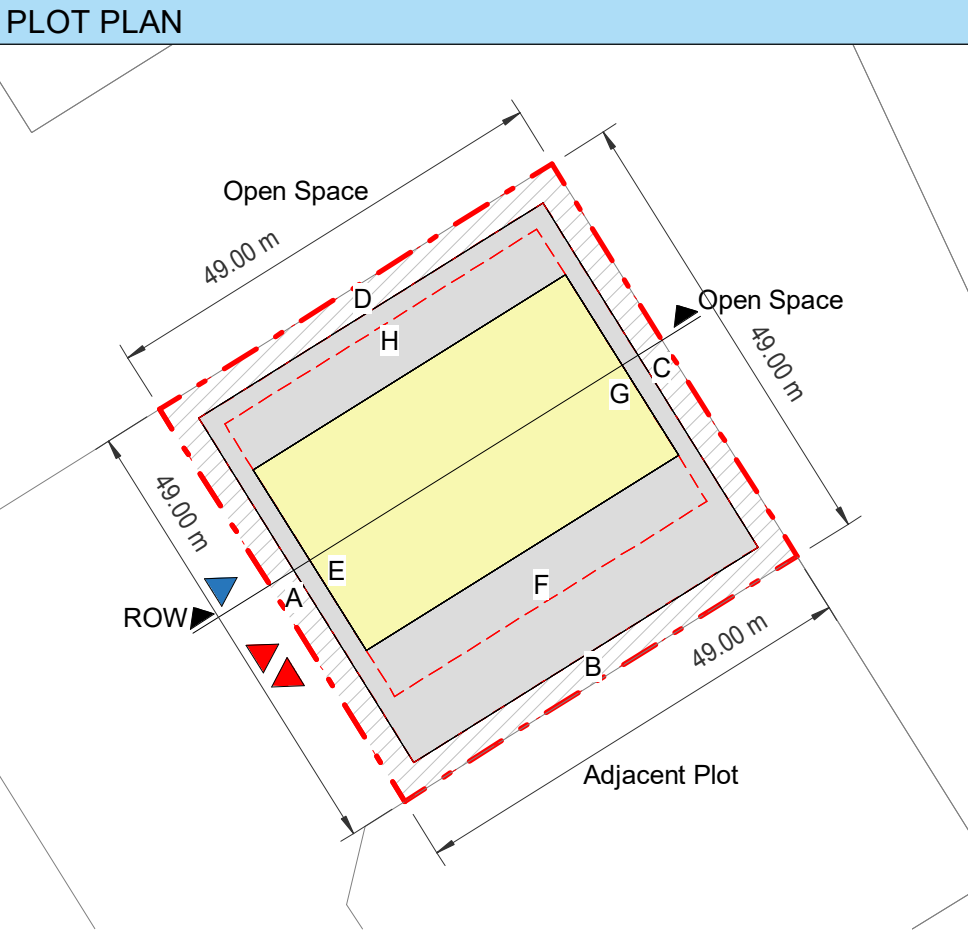
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0183

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,382 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,955 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

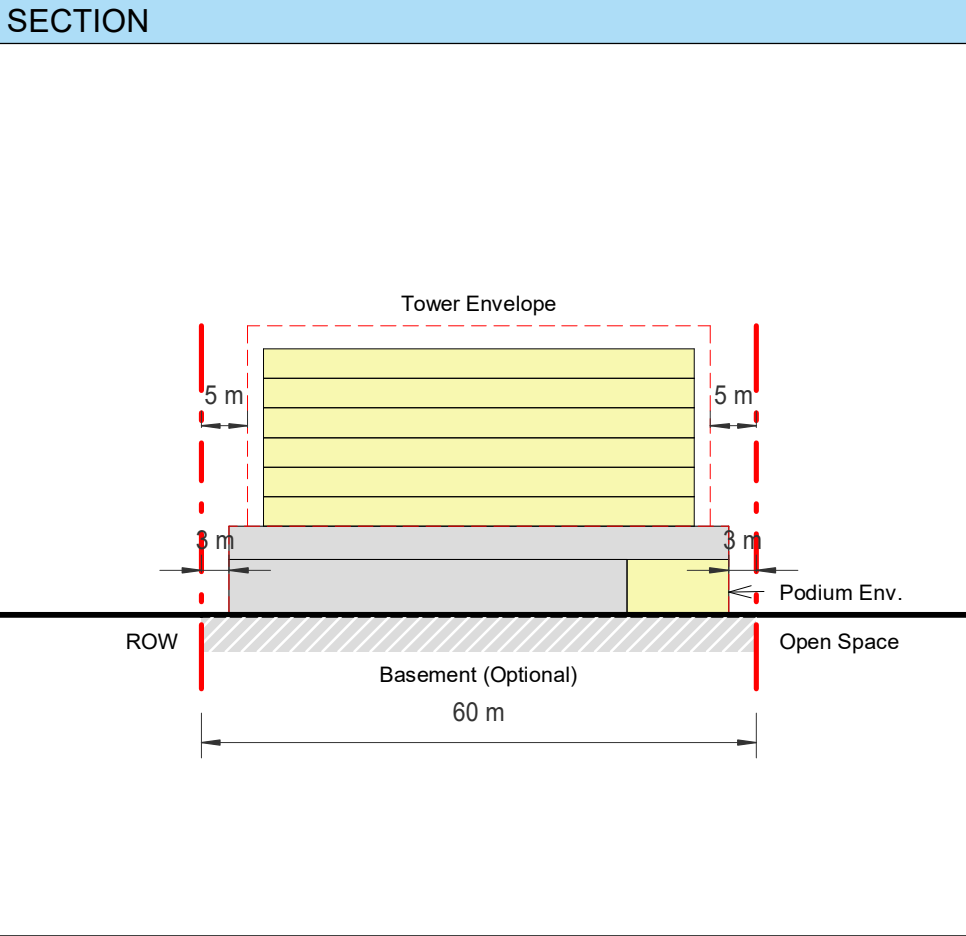
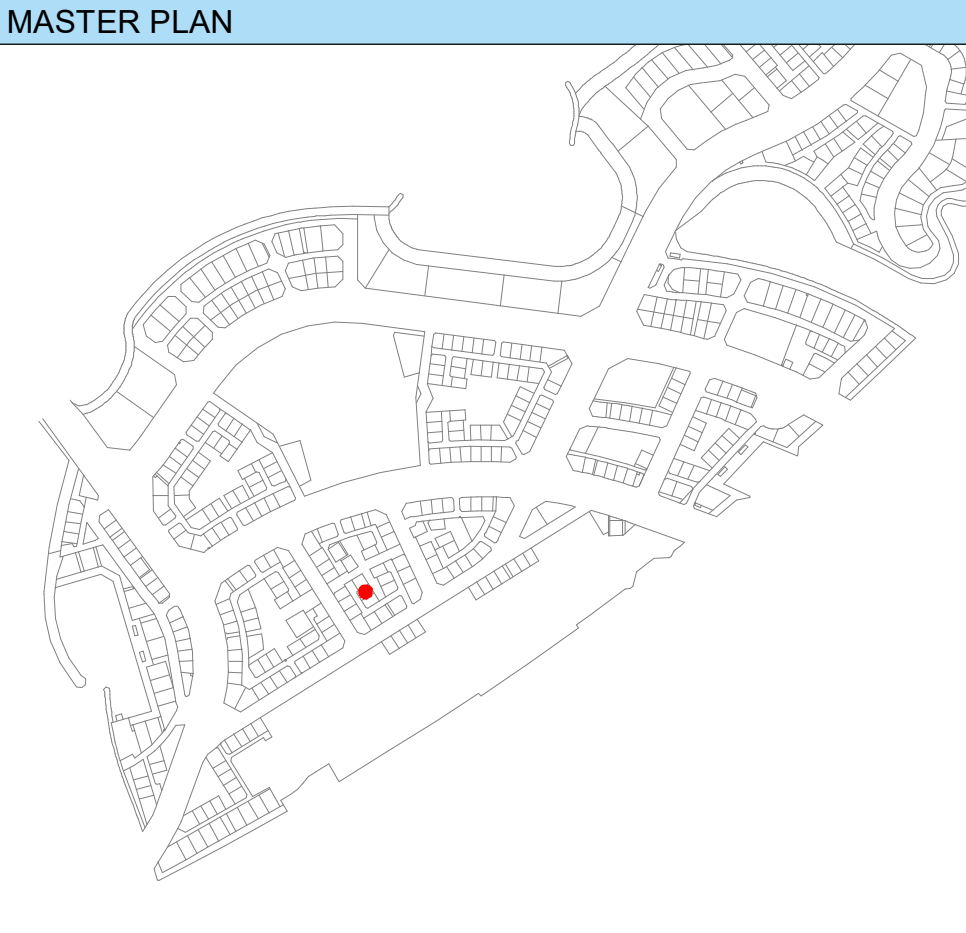
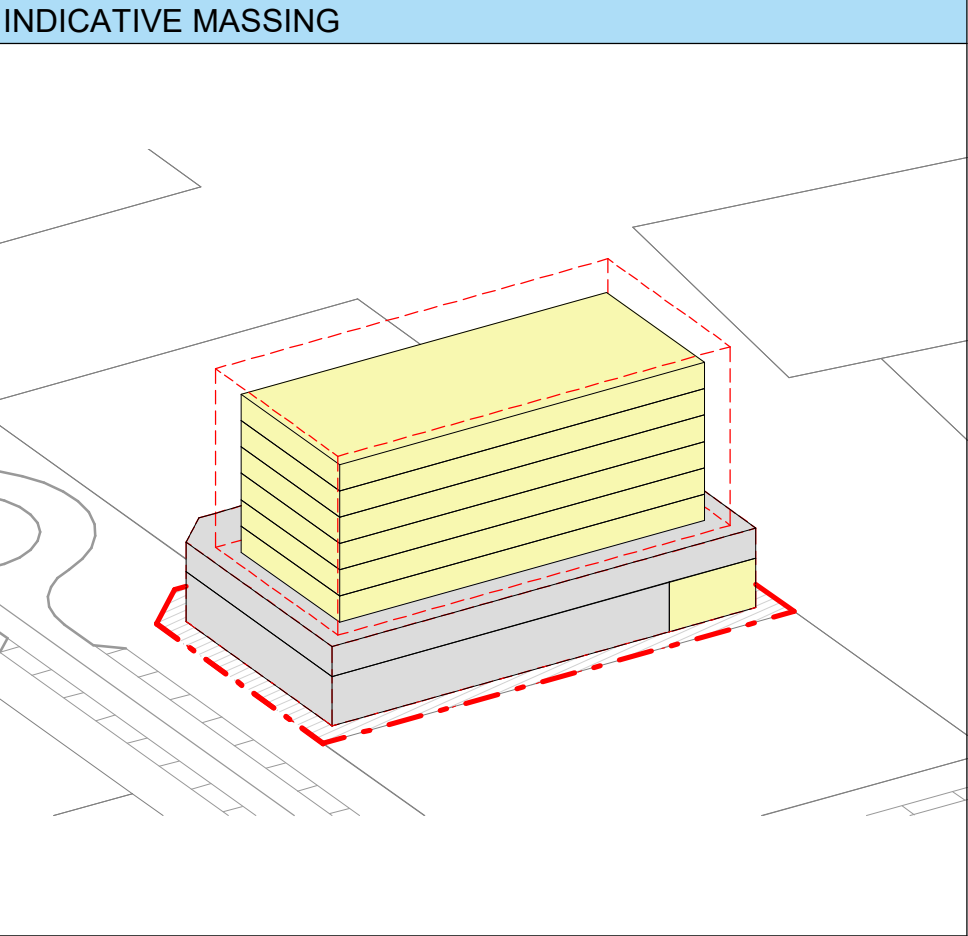
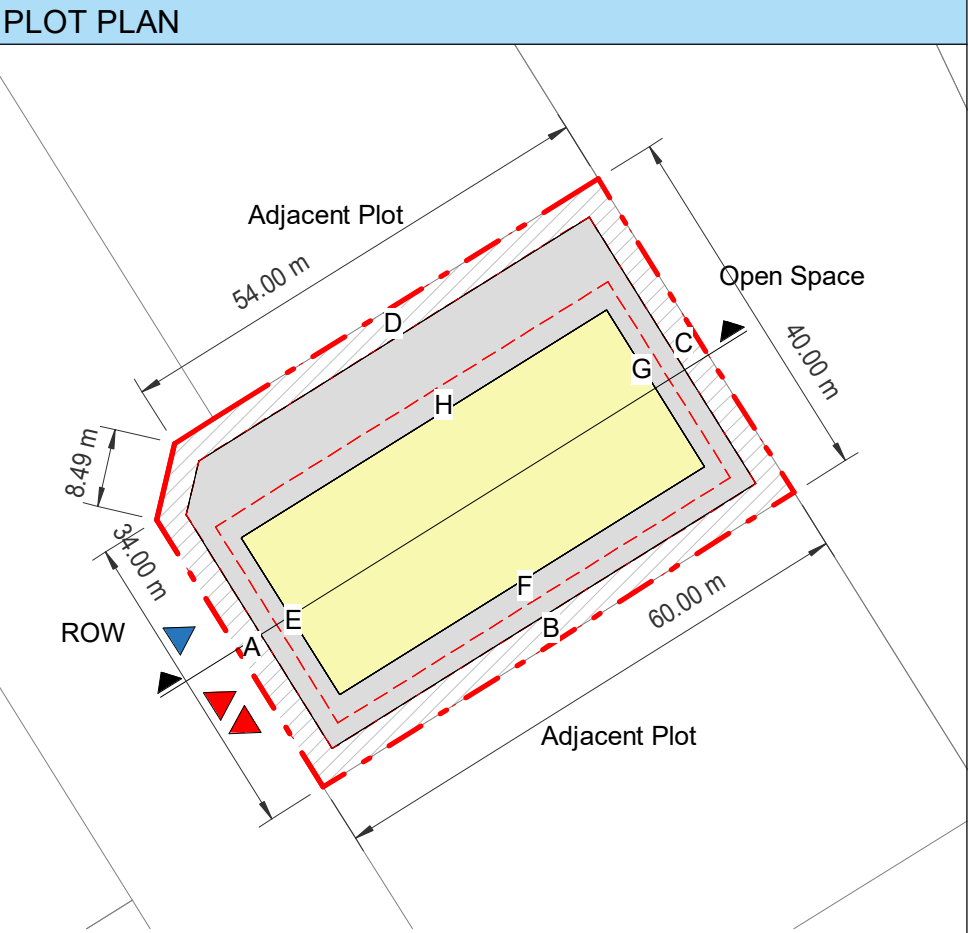
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0184

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,382 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,955 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

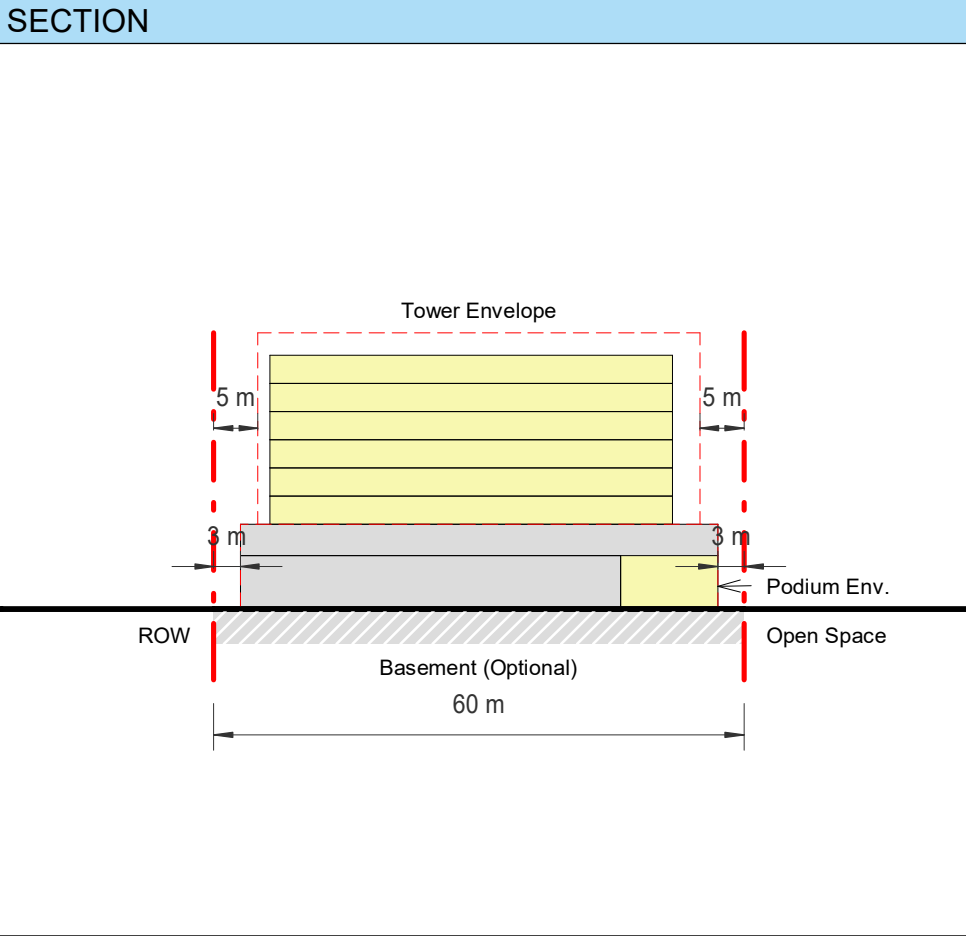
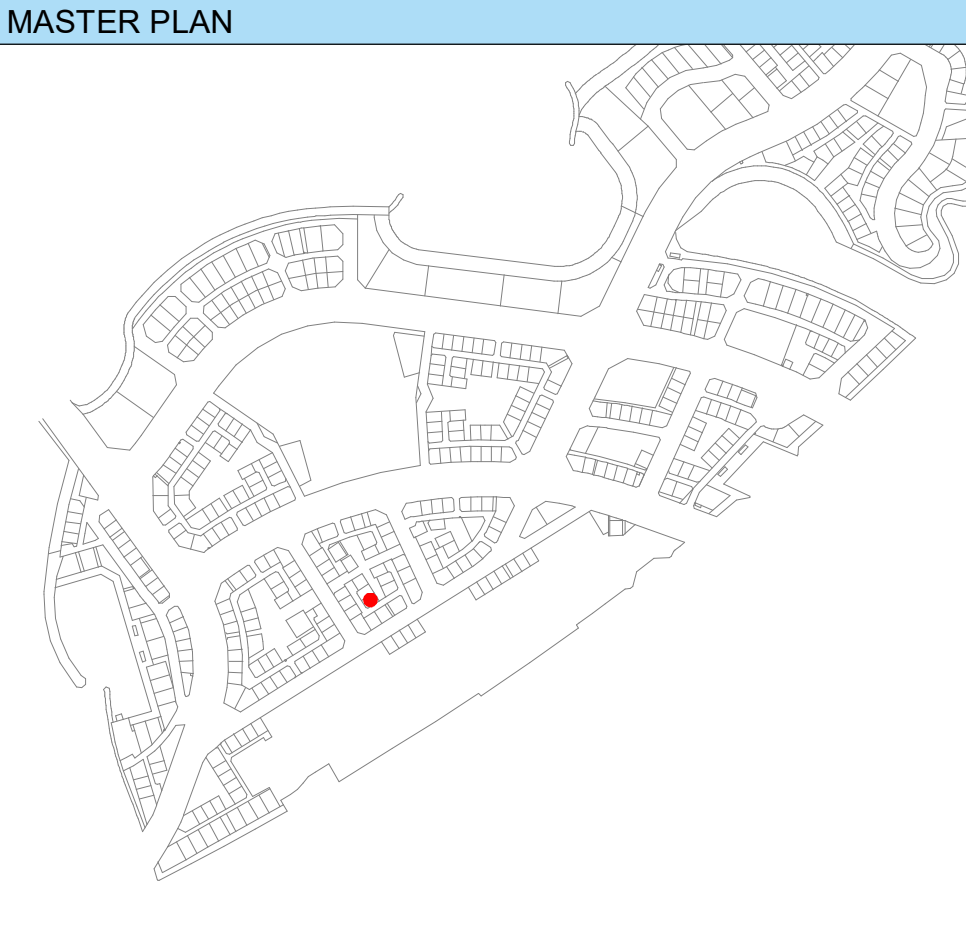
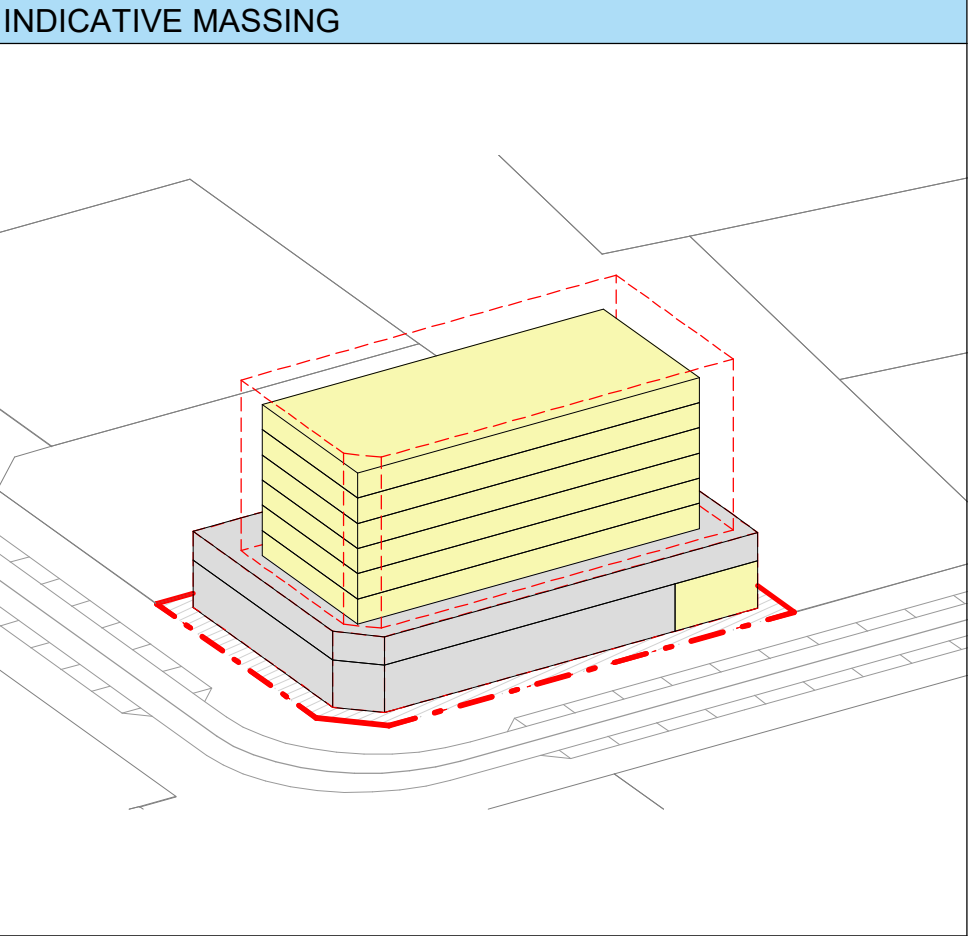
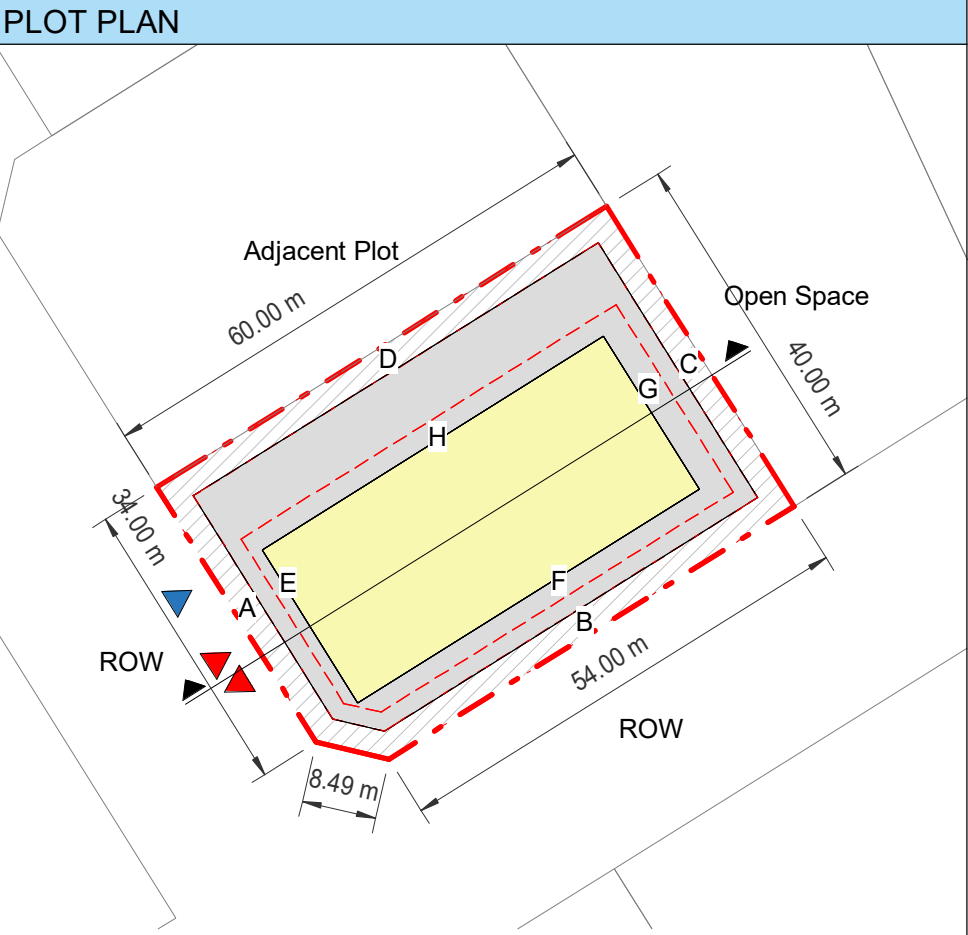
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0185

RESIDENTIAL (APARTMENT)



Disclaimer:

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# Deira Islands - Development Control Guidelines

## Plot Regulations

Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,000 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,390 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

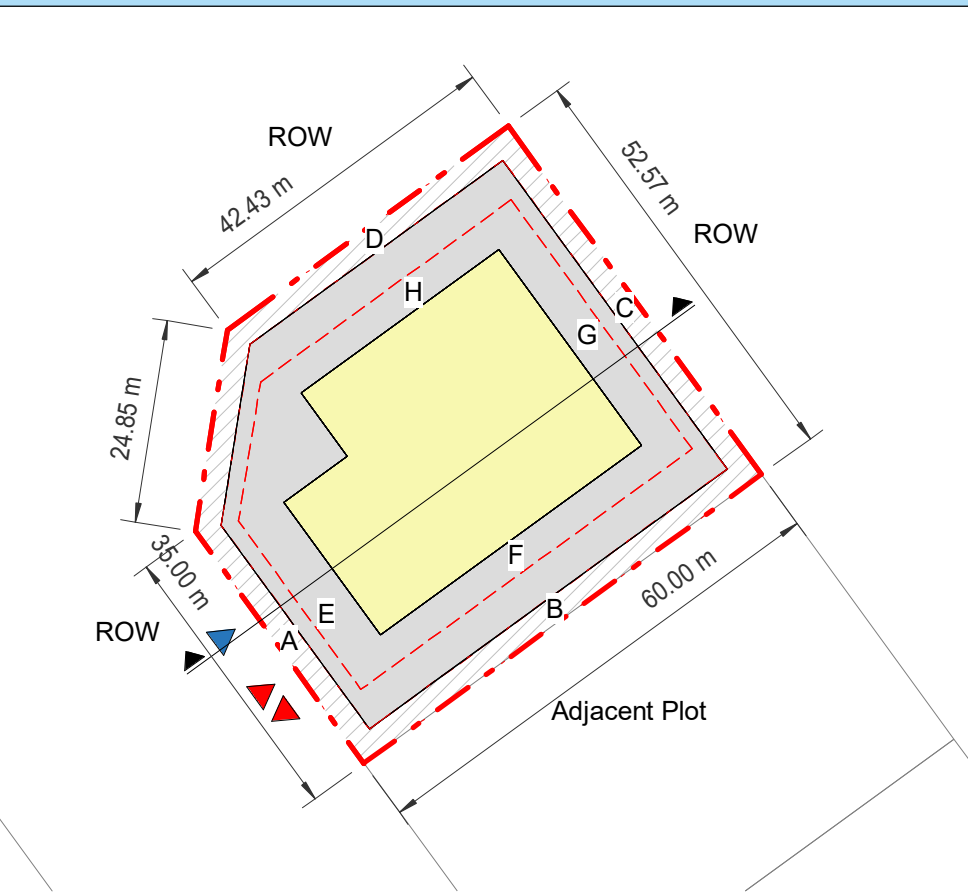
Notes:

- 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.
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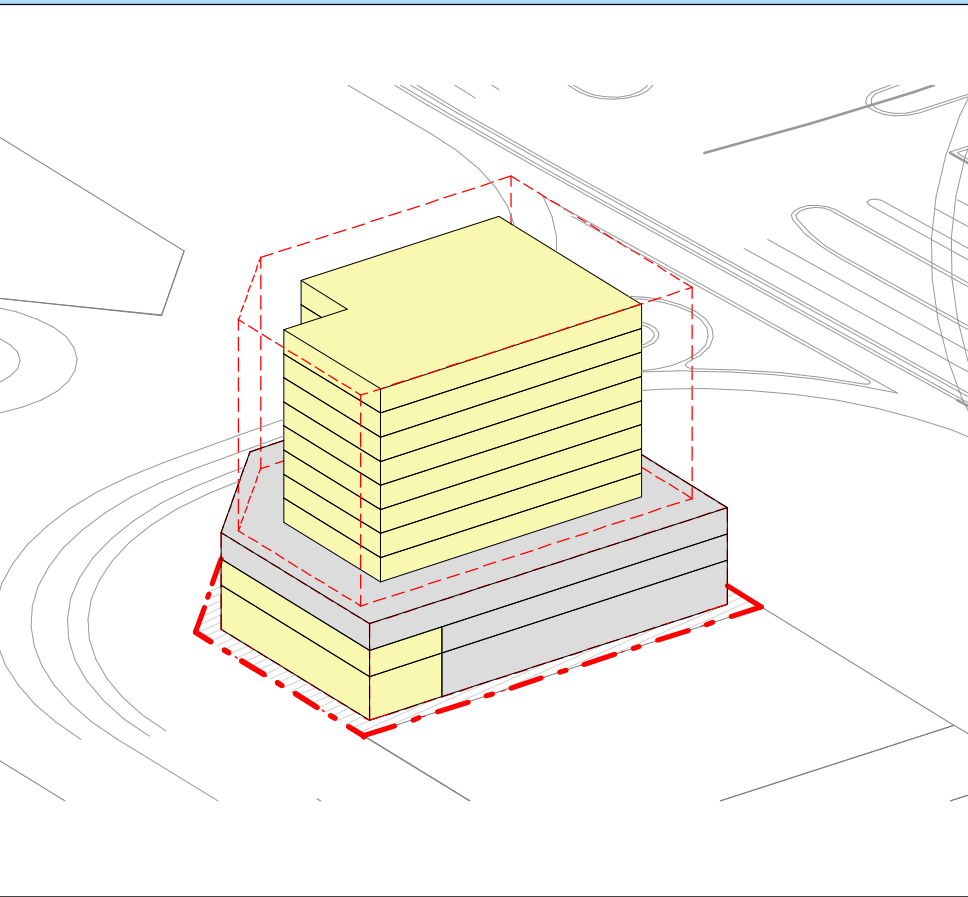
DIA-RE-0186

RESIDENTIAL (APARTMENT)

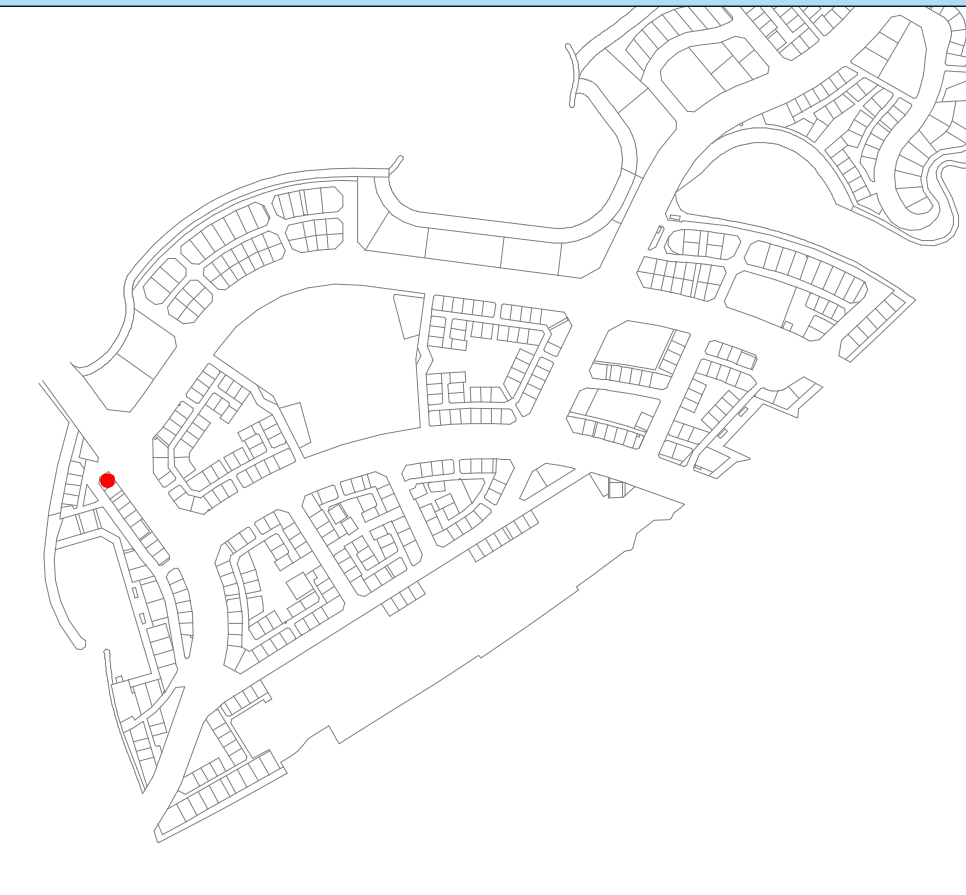
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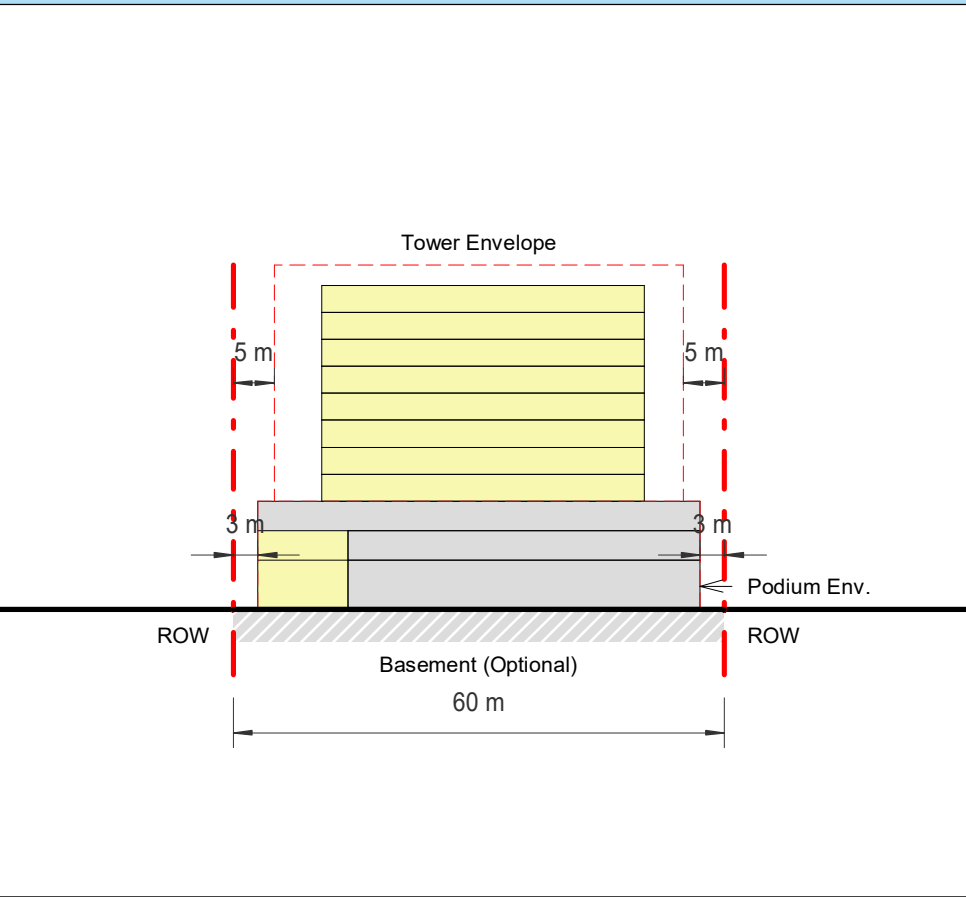
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,939 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	7,349 m <sup>2</sup>
- 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
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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

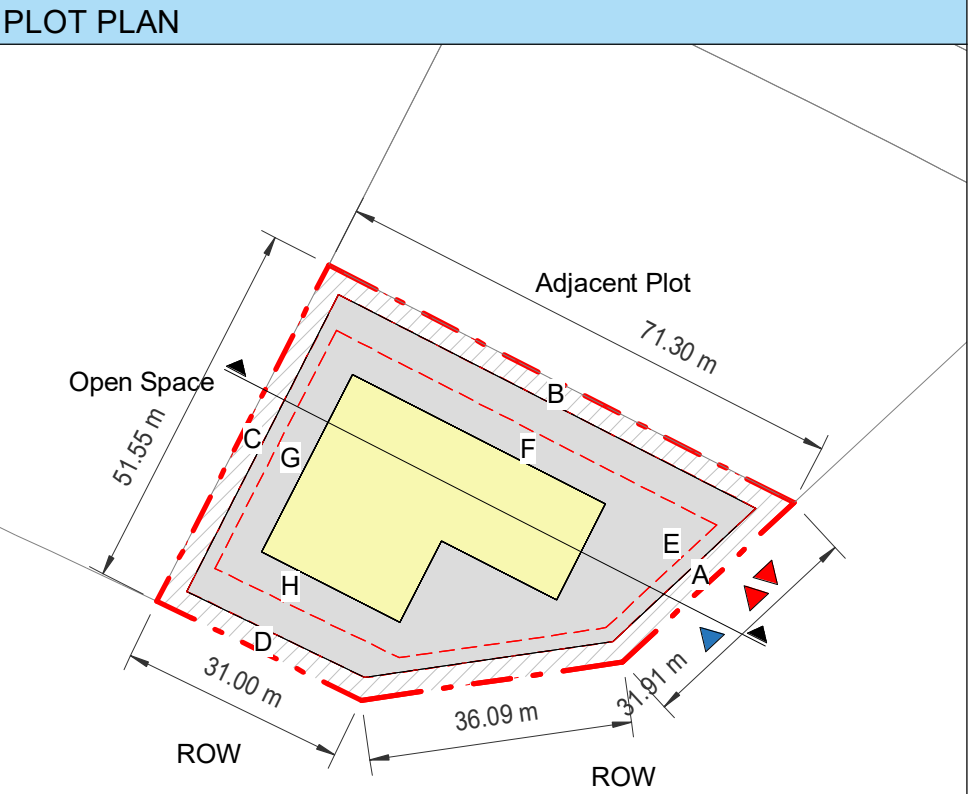
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

Notes:

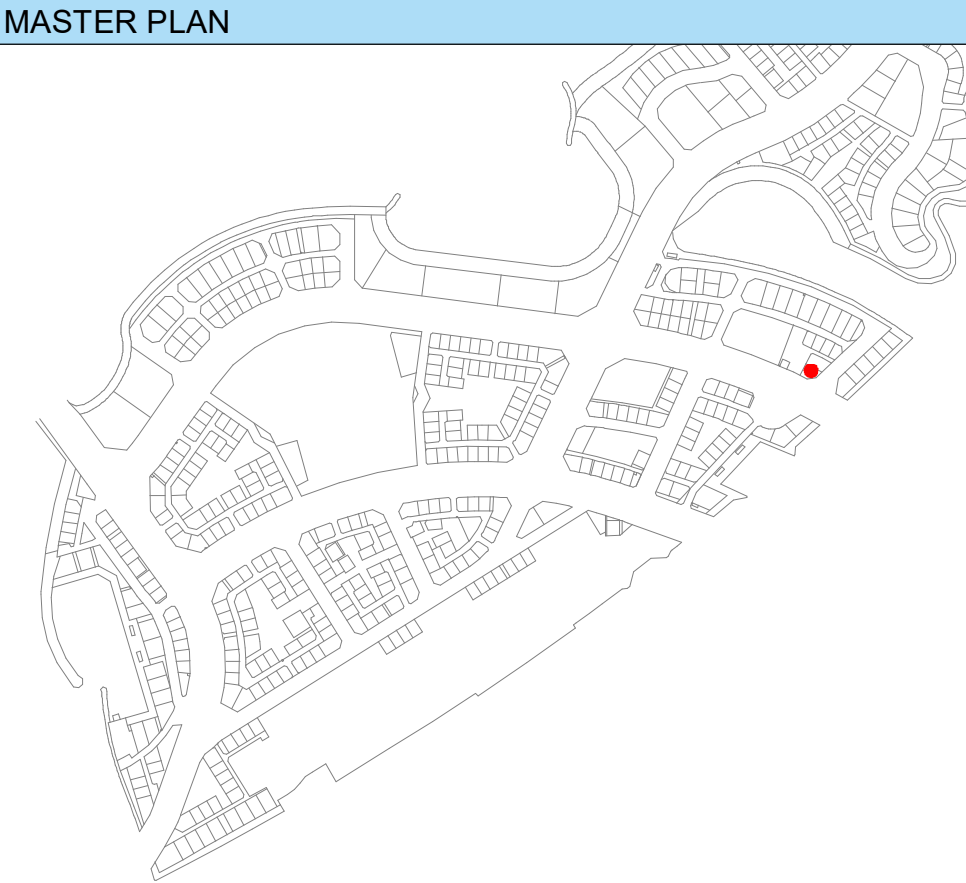
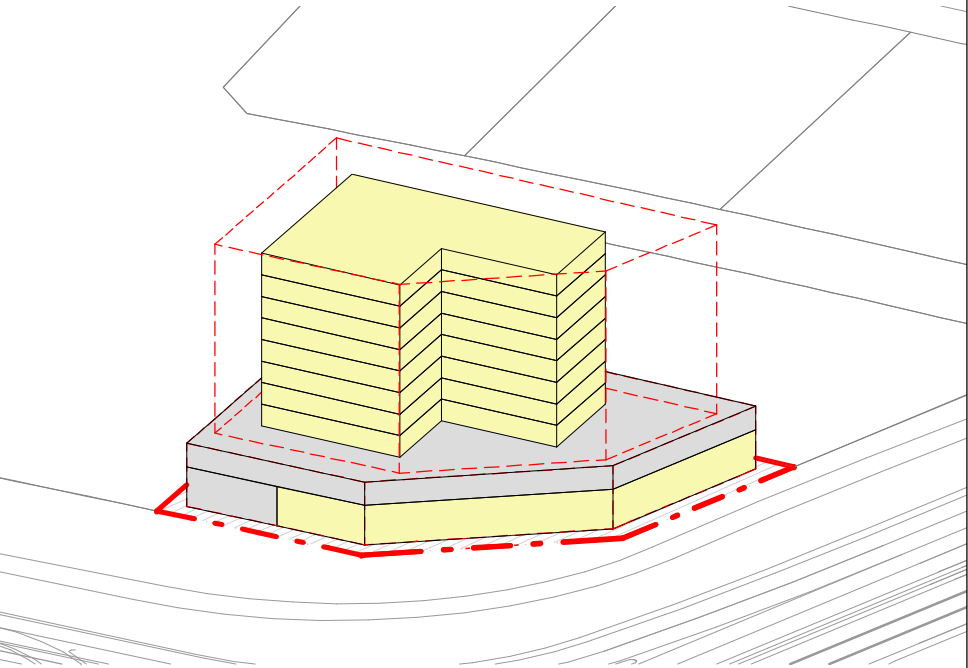
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
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DIA-RE-0187

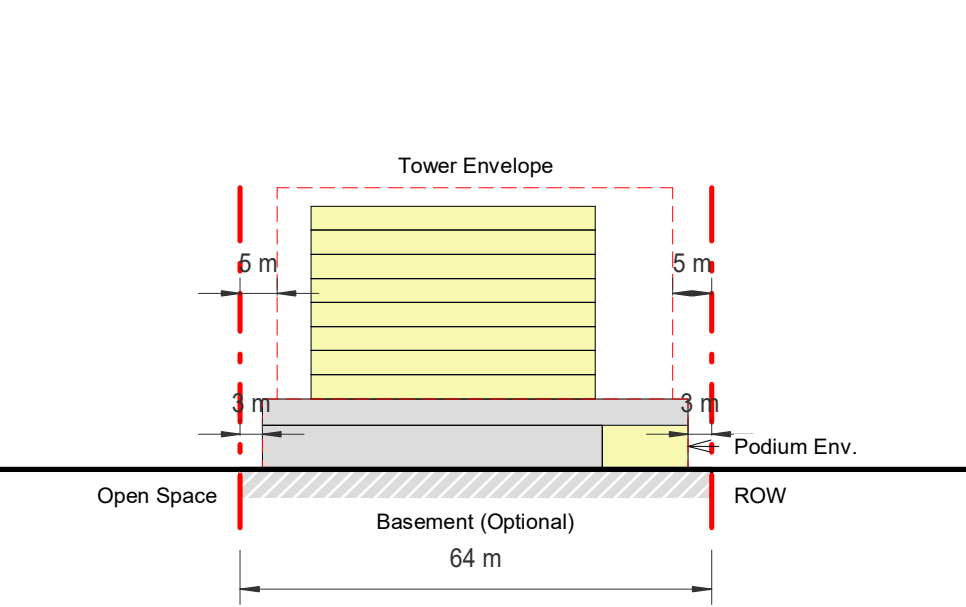
RESIDENTIAL (APARTMENT)



## INDICATIVE MASSING



## SECTION



### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,947 m²
FAR	2.50
Max. Tower Coverage	55%
BUA	9,867 m²
- 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
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 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

- 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
- 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:

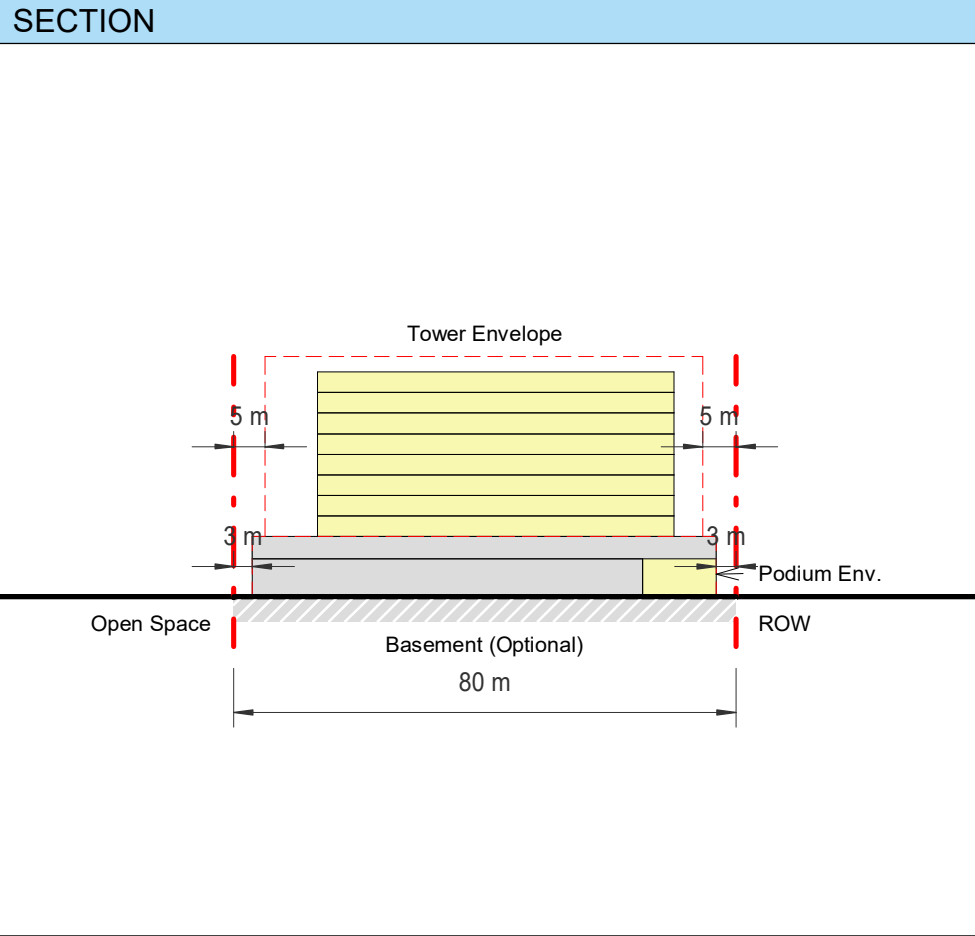
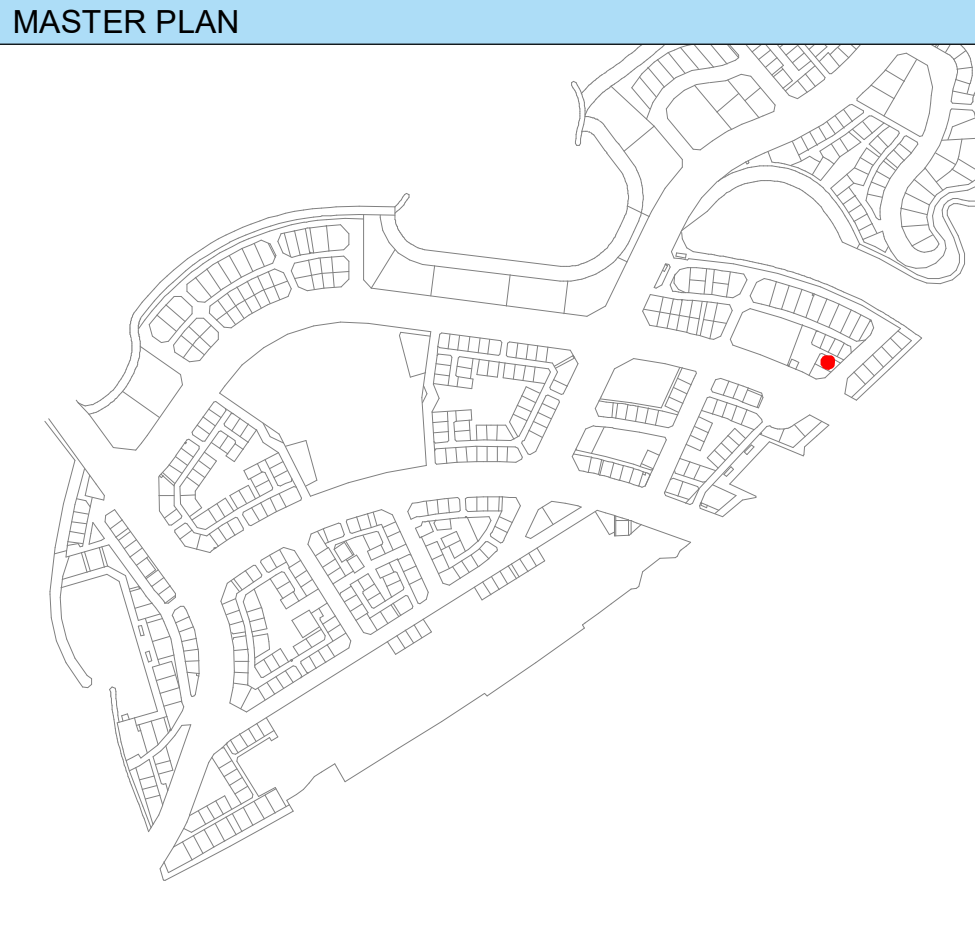
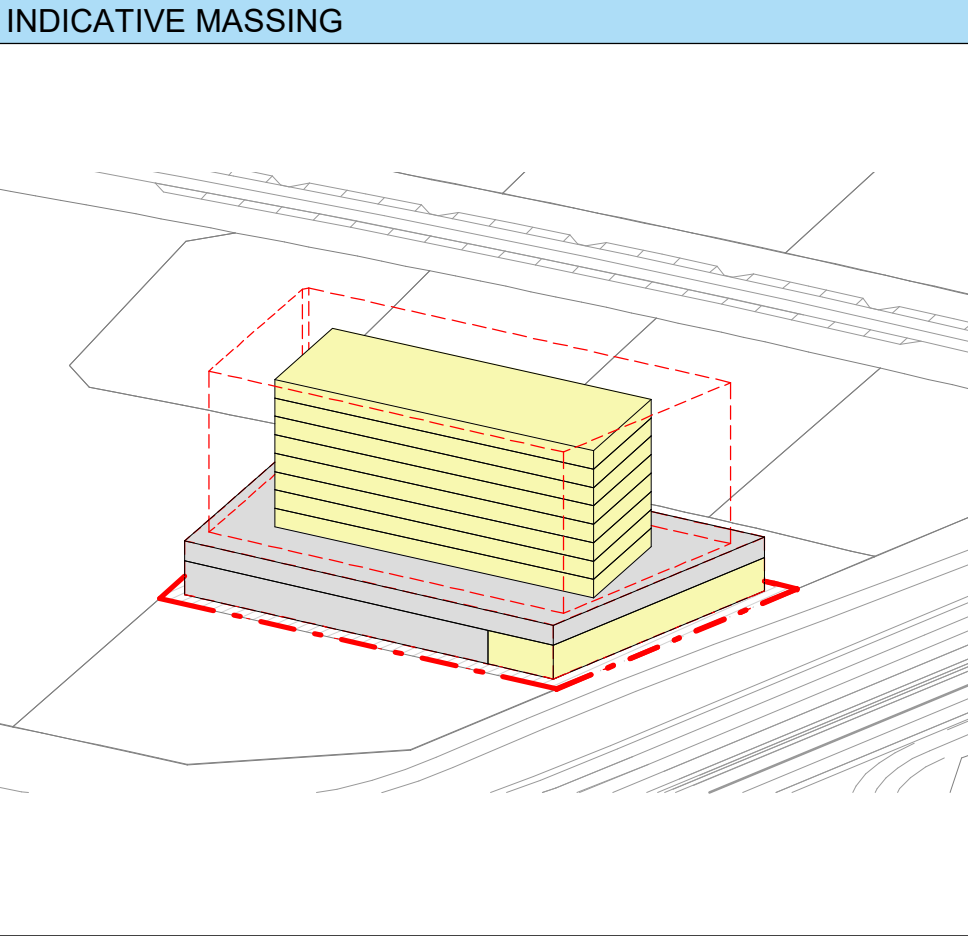
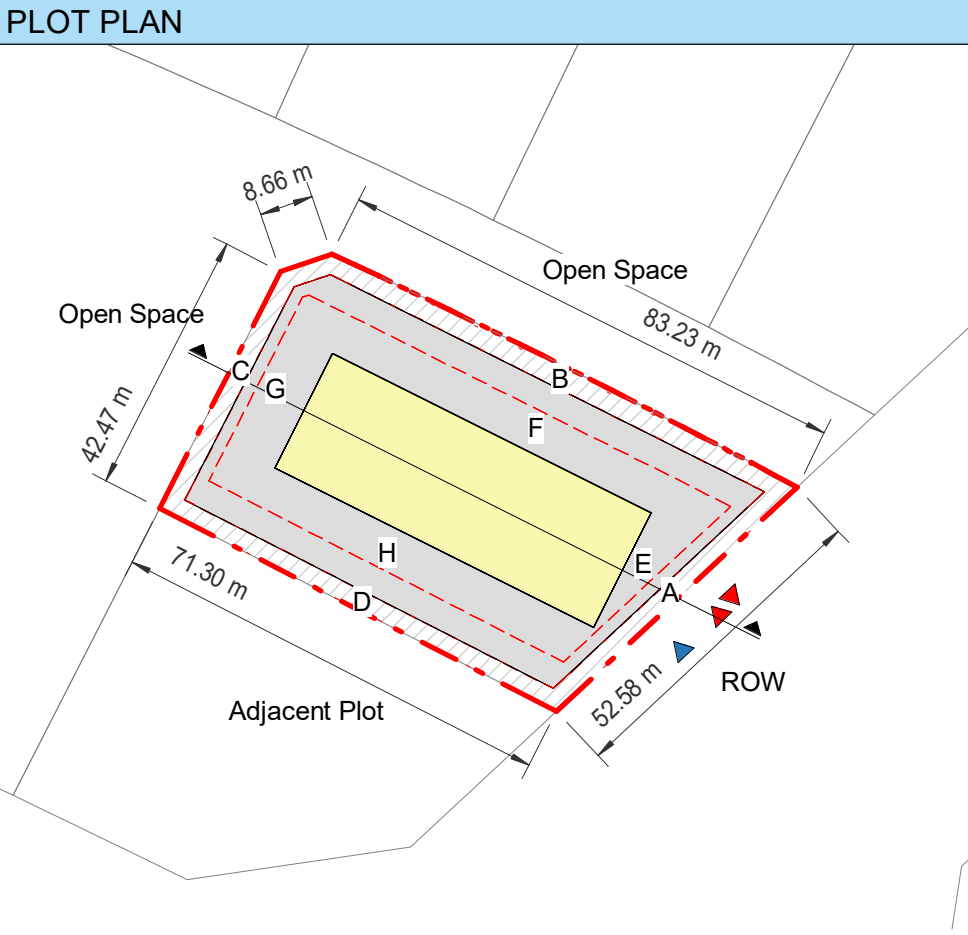
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
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DIA-RE-0188

RESIDENTIAL (APARTMENT)

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,231 m²
FAR	2.50
Max. Tower Coverage	55%
BUA	5,576 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 - 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
- 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

- Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer
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## Energy Condition

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- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

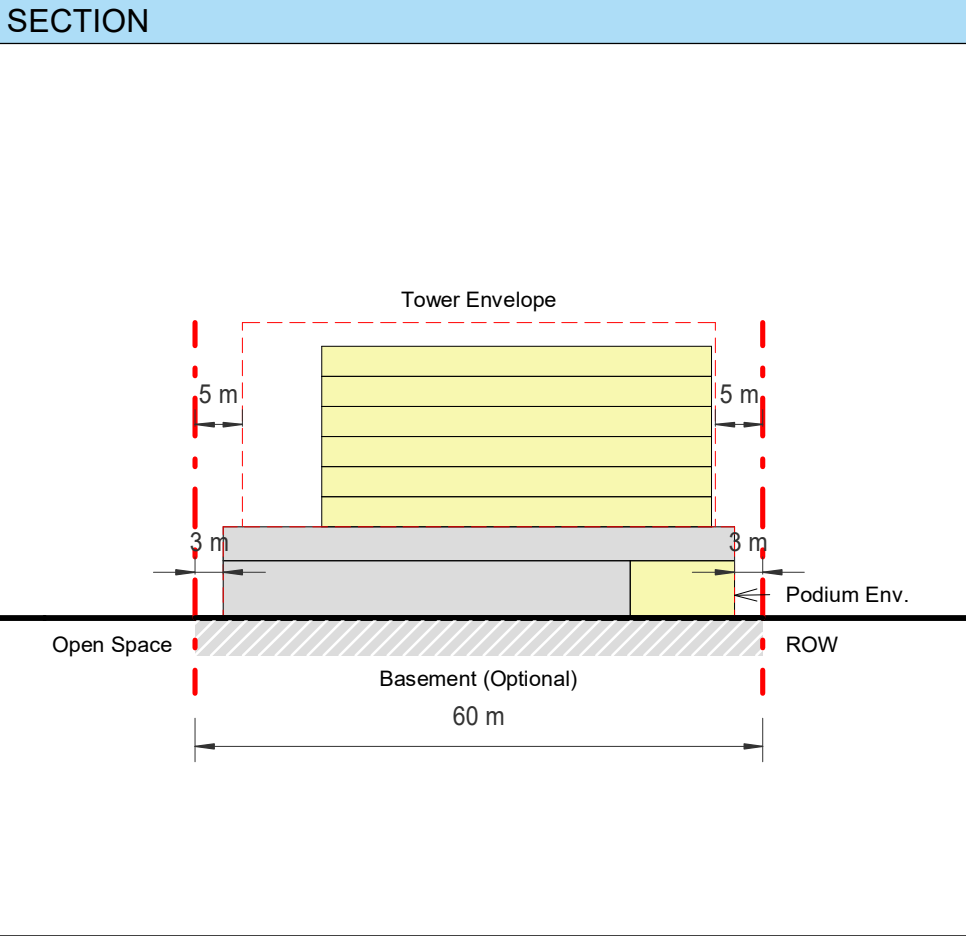
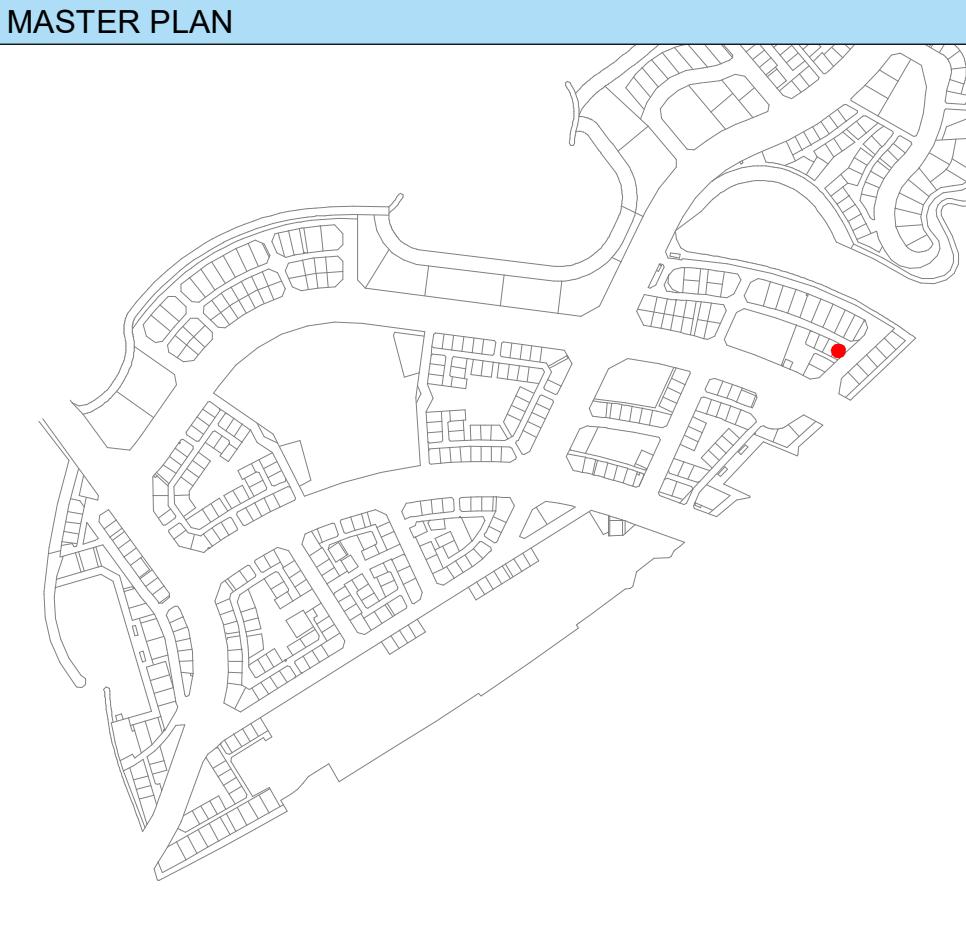
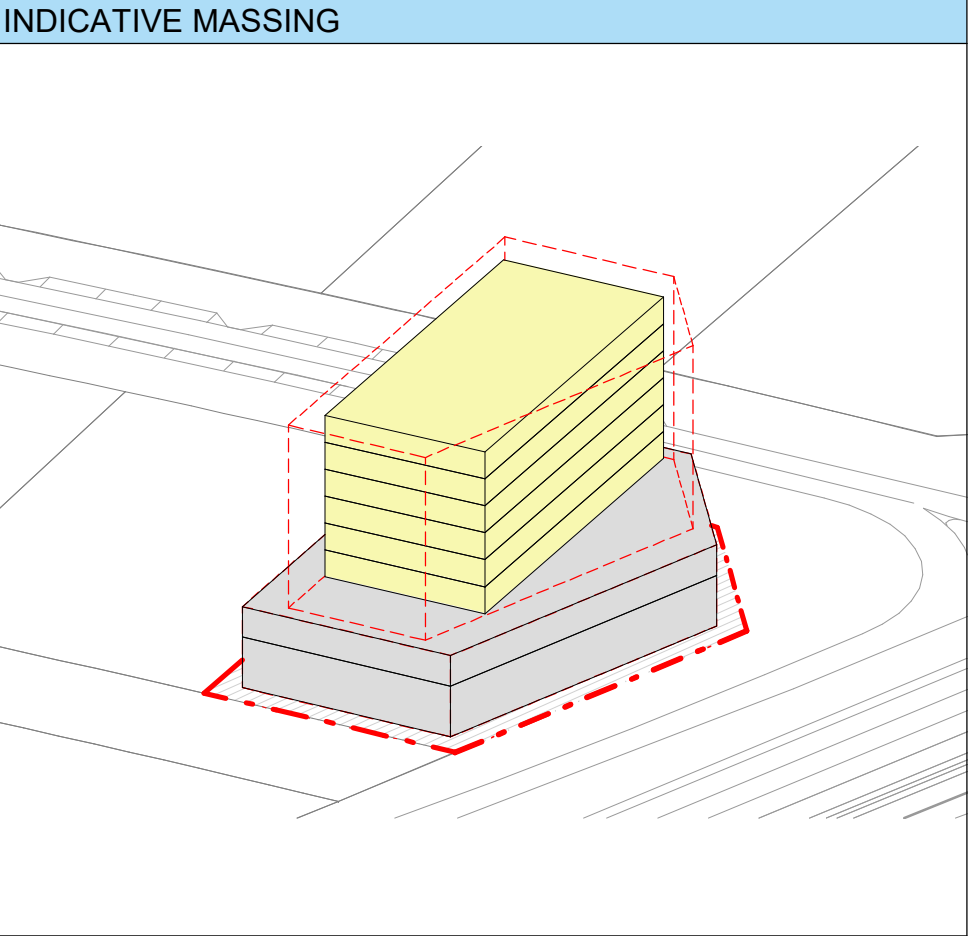
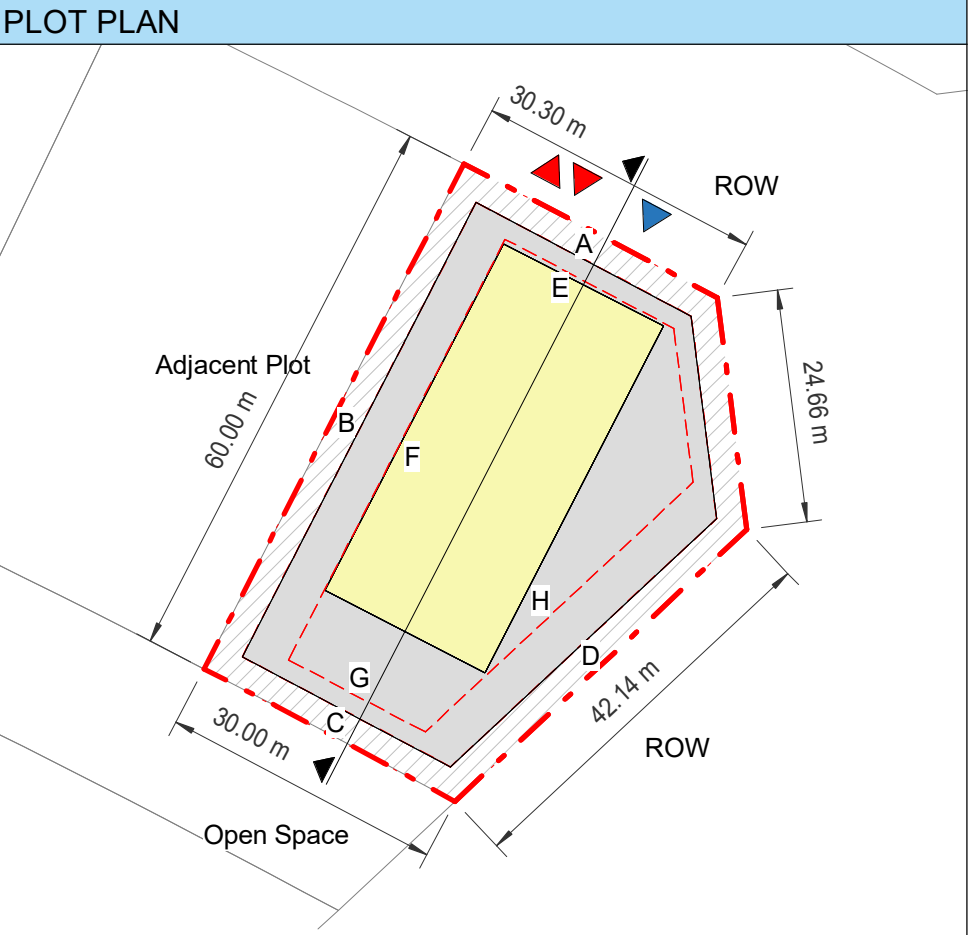
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0189

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,354 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,885 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>               |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

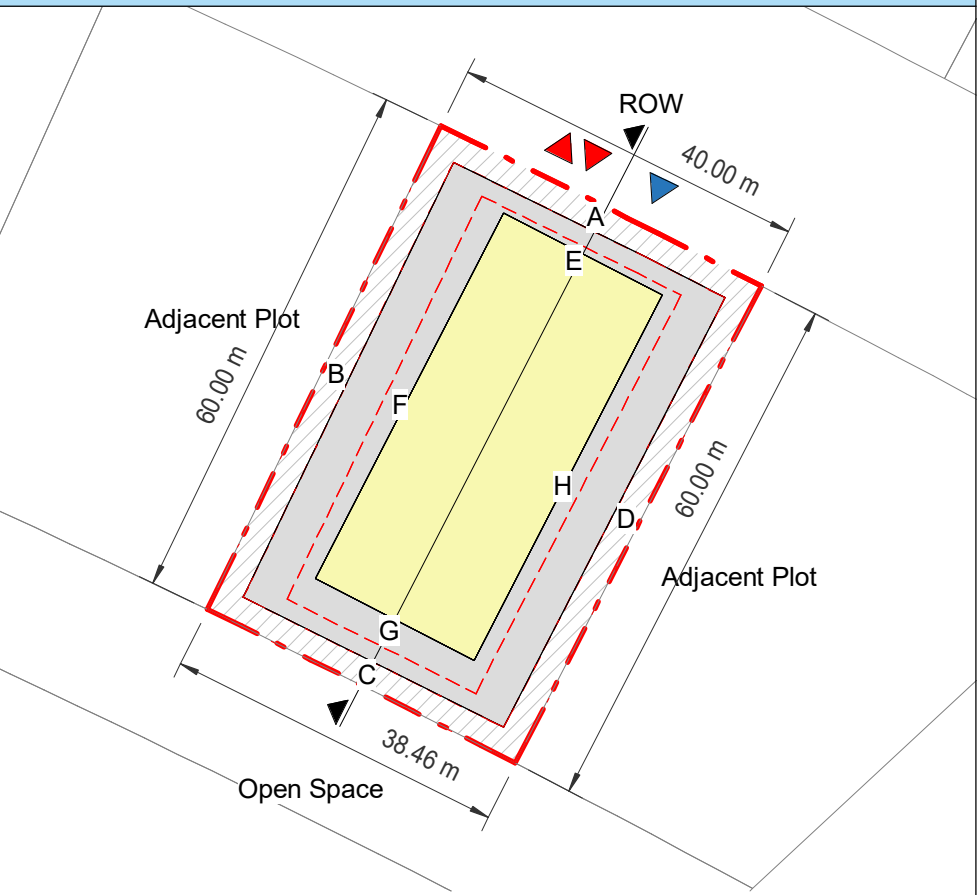
Notes:

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

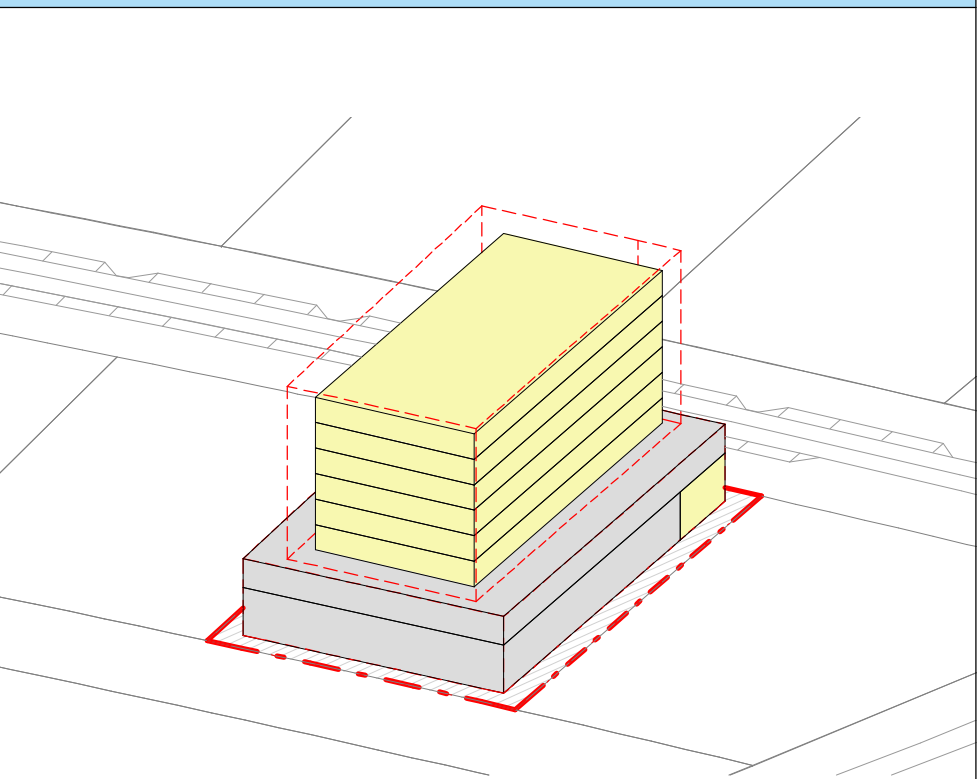
DIA-RE-0190

RESIDENTIAL (APARTMENT)

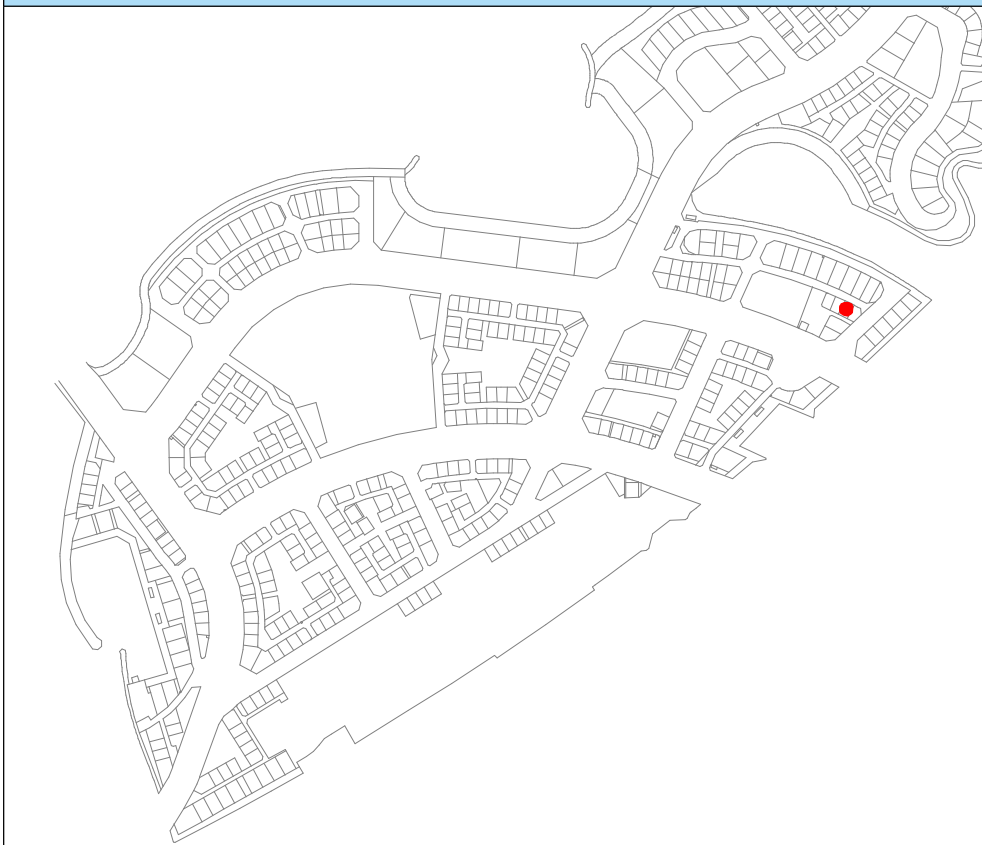
## PLOT PLAN



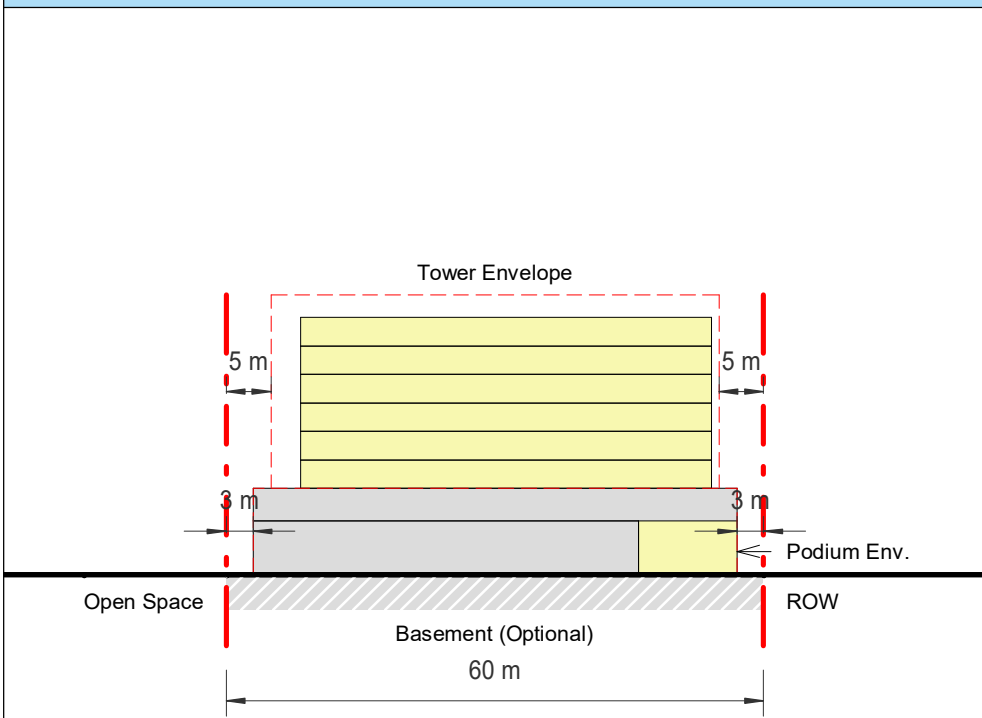
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,354 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,885 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

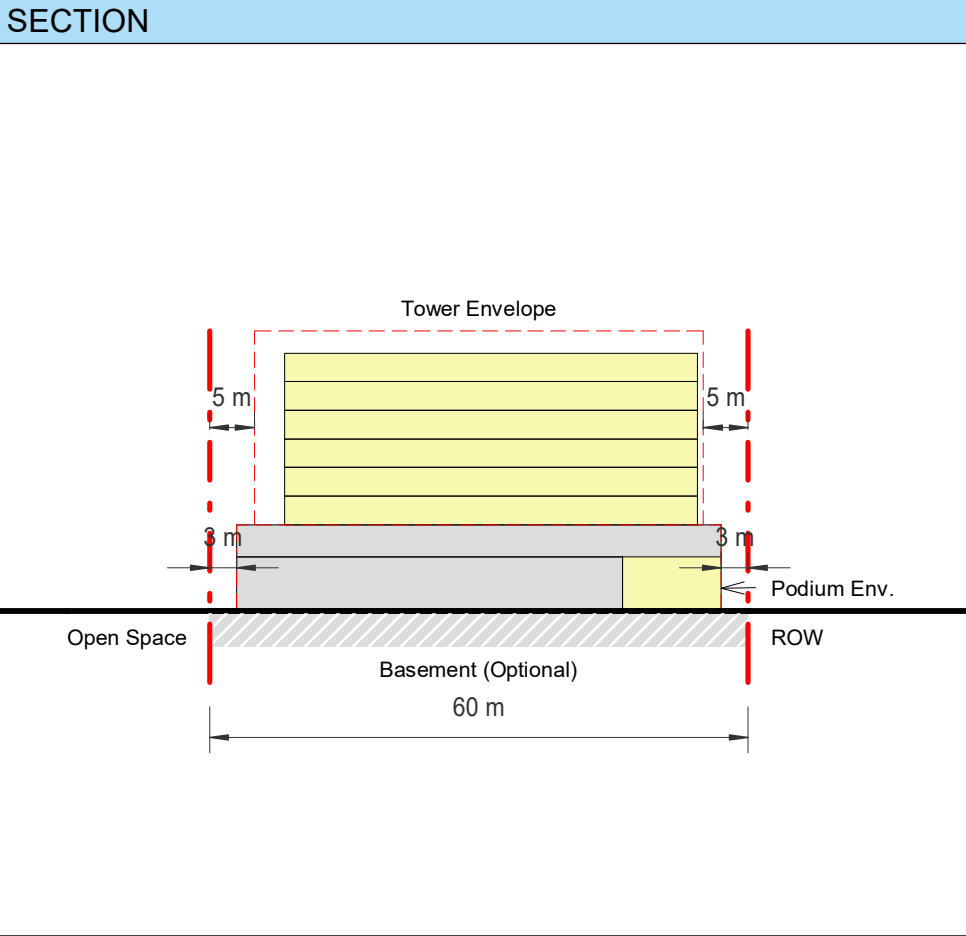
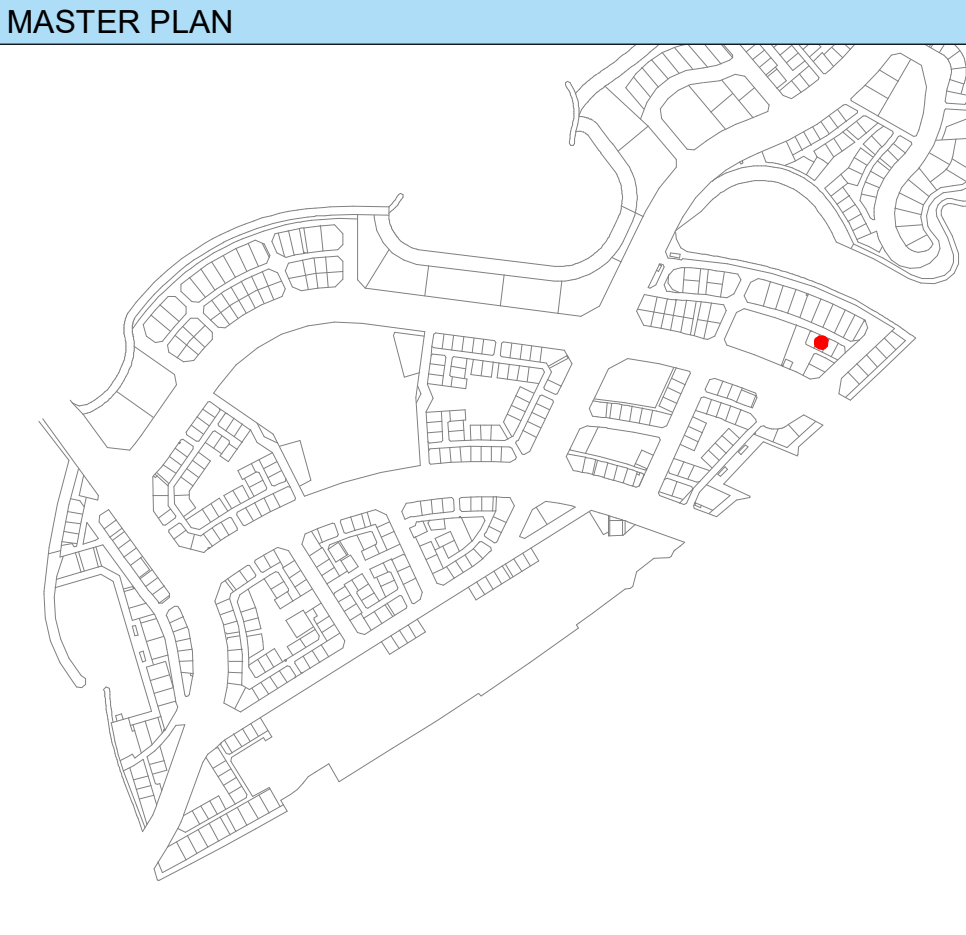
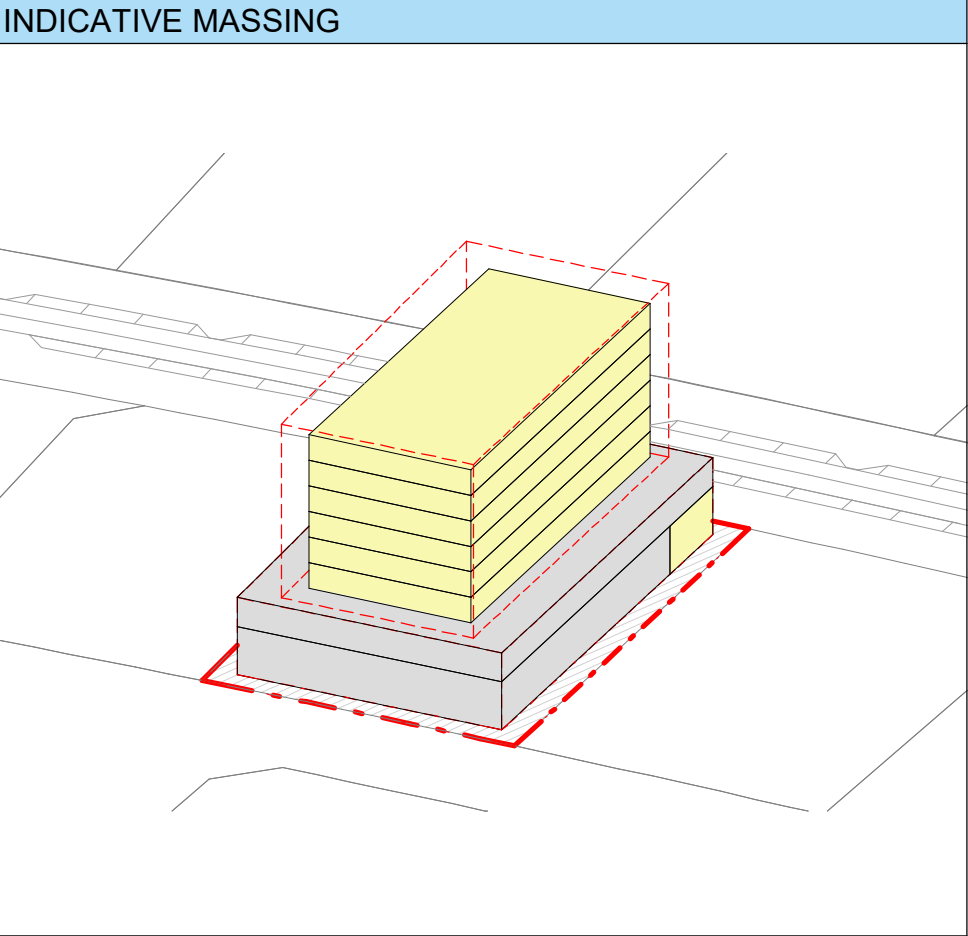
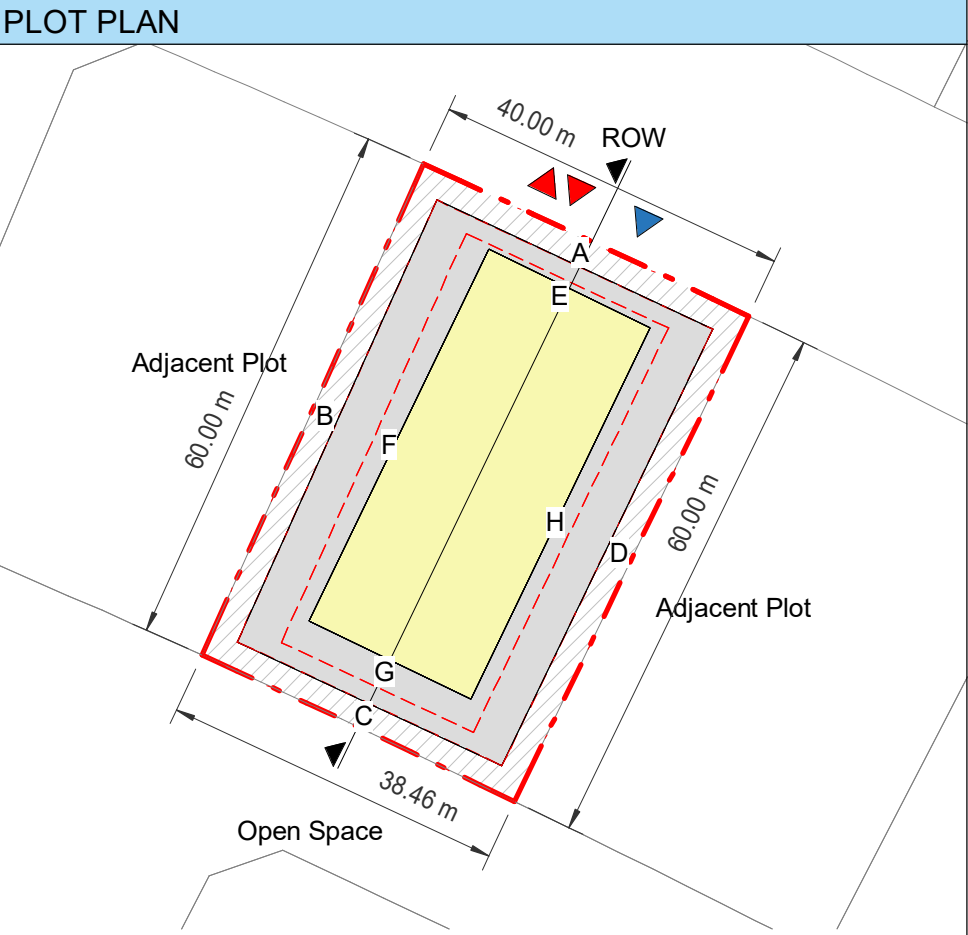
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0191

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,317 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,793 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

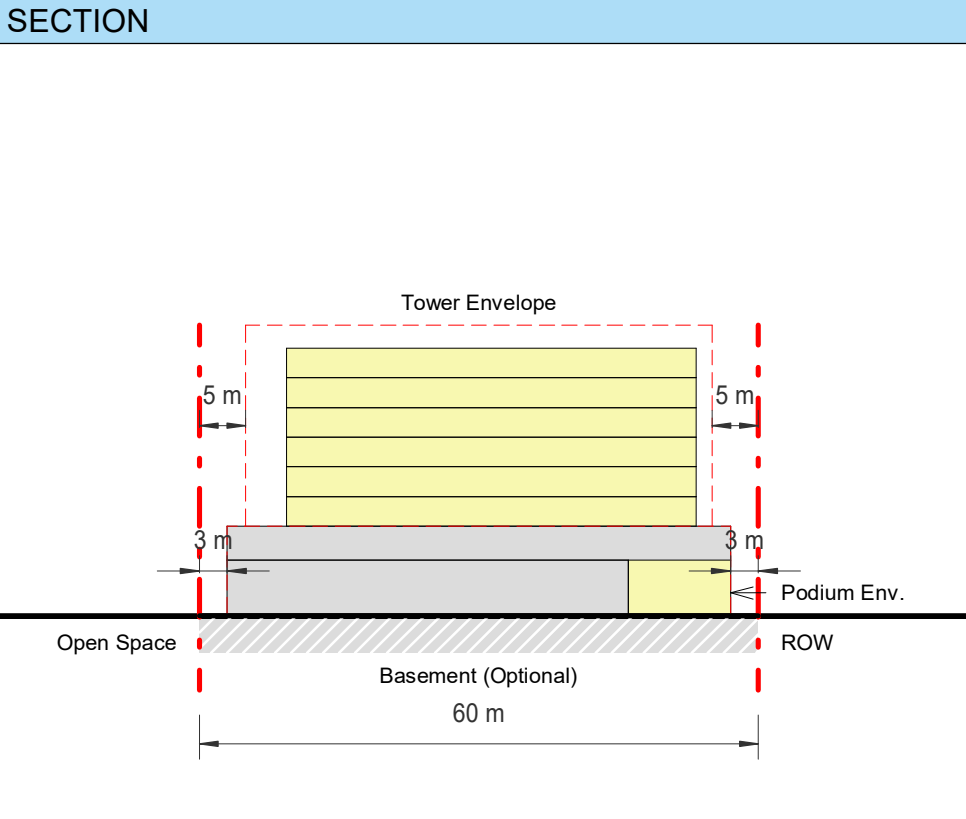
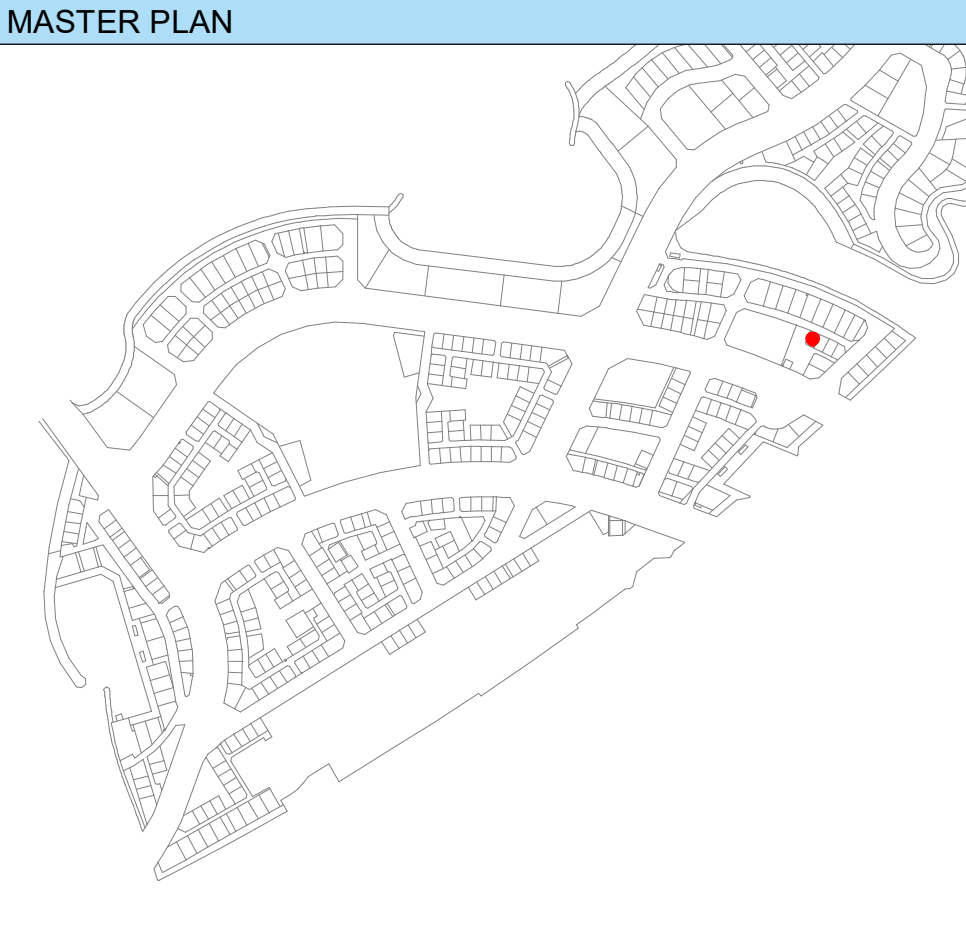
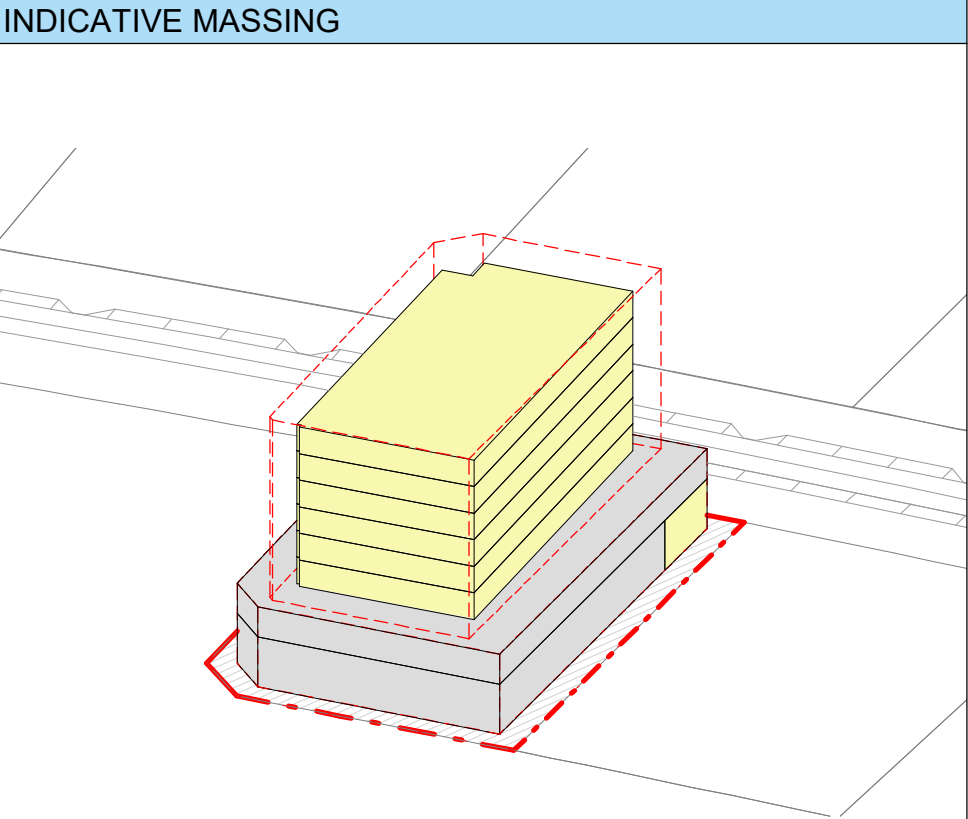
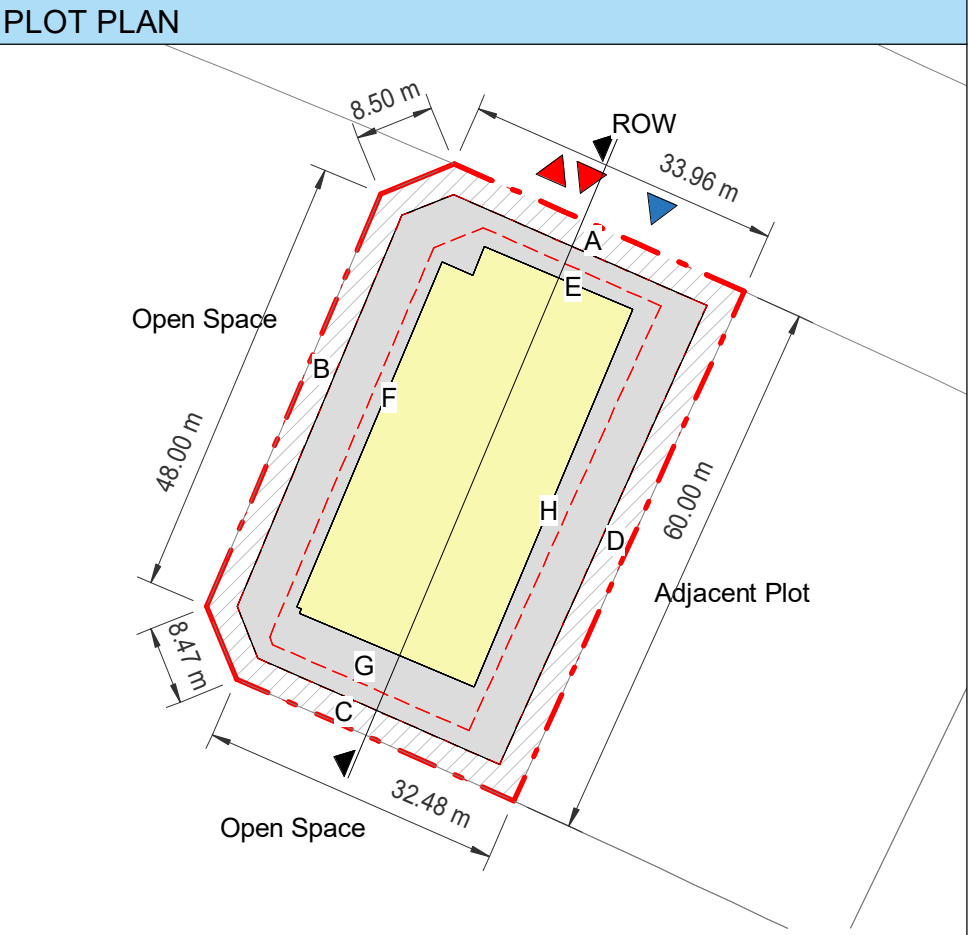
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0192

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,191 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,989 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

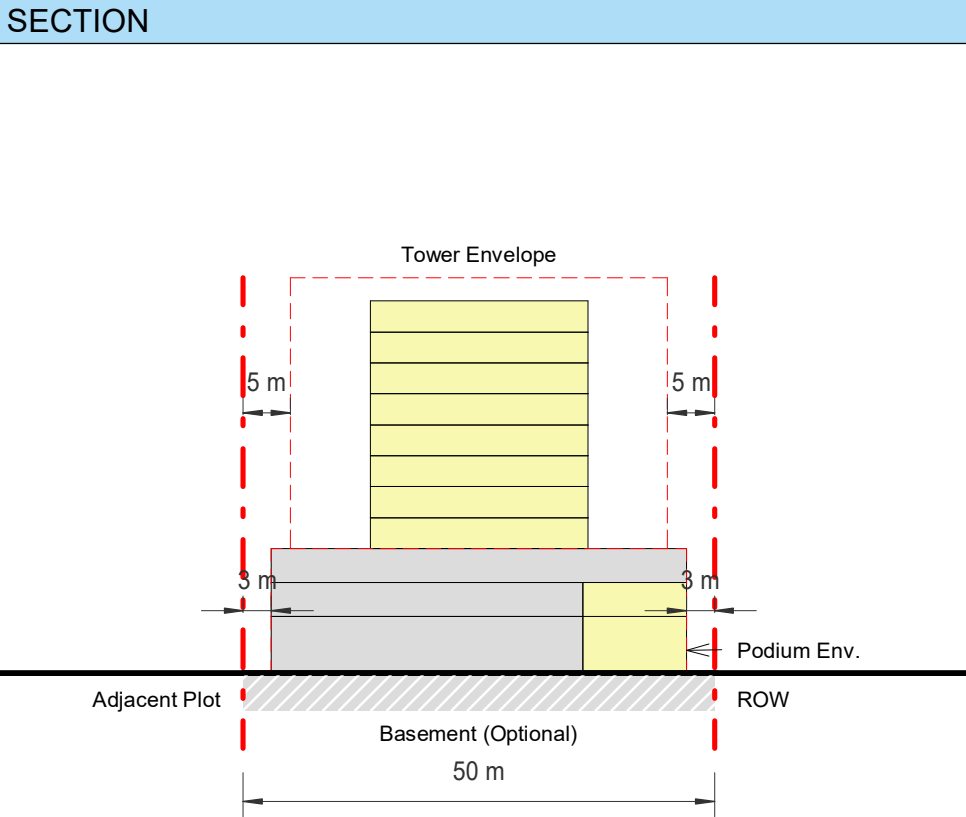
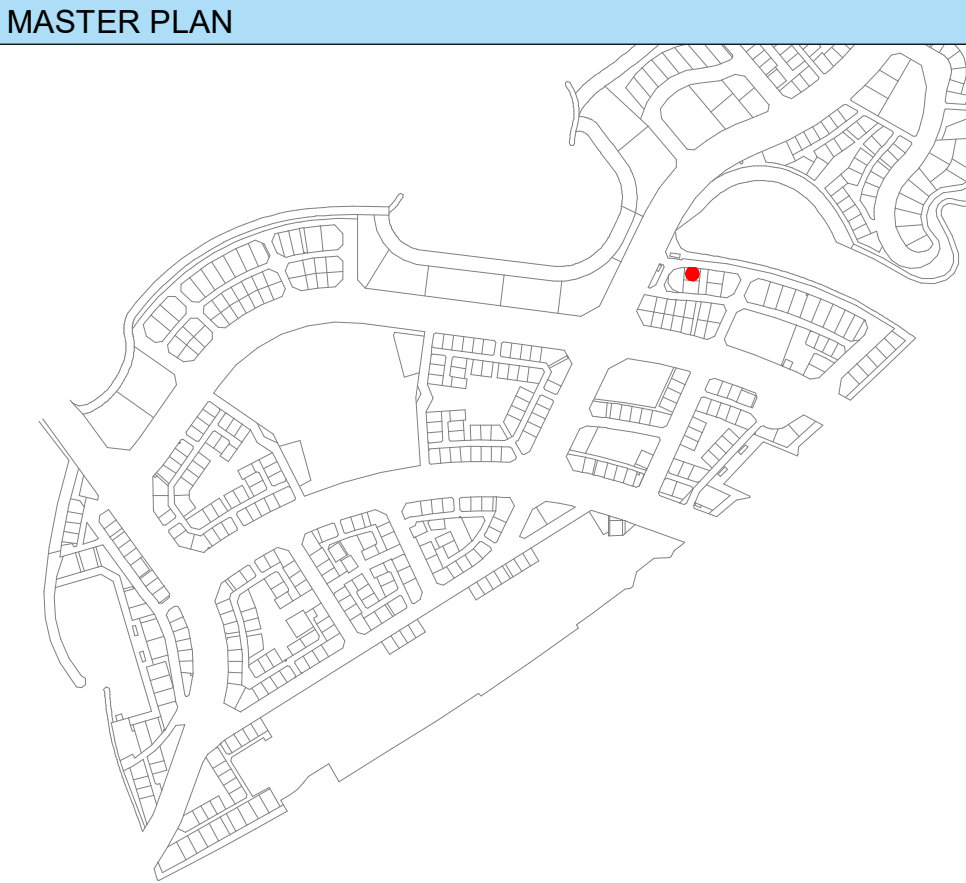
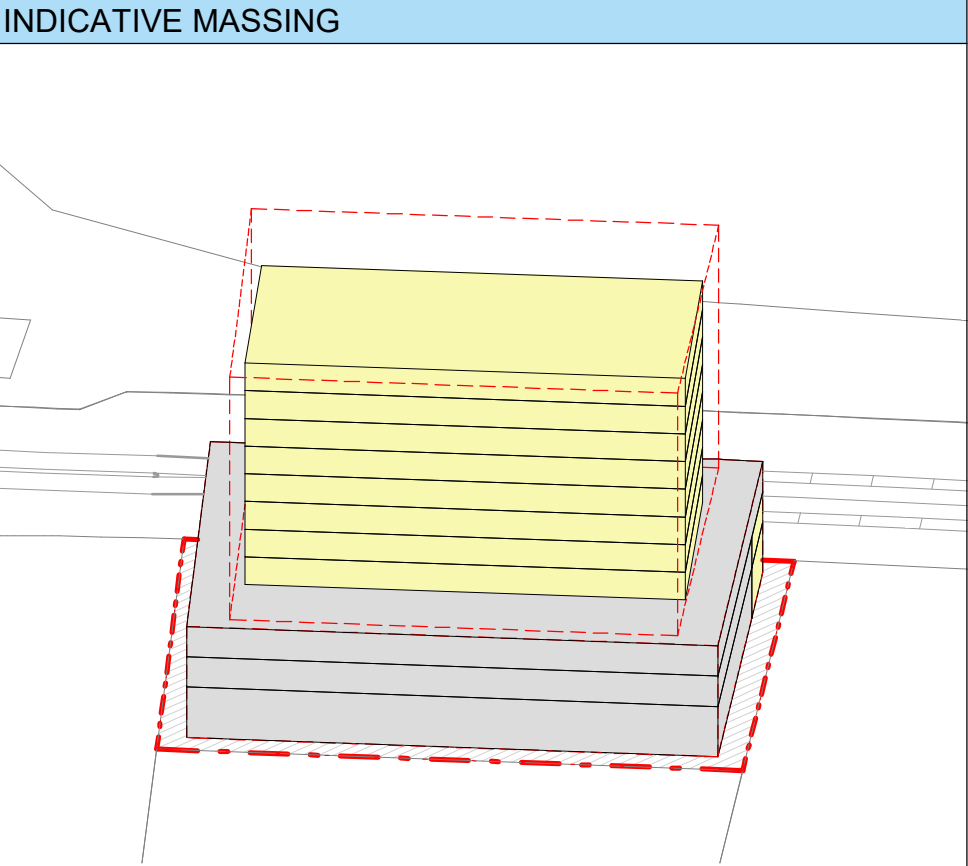
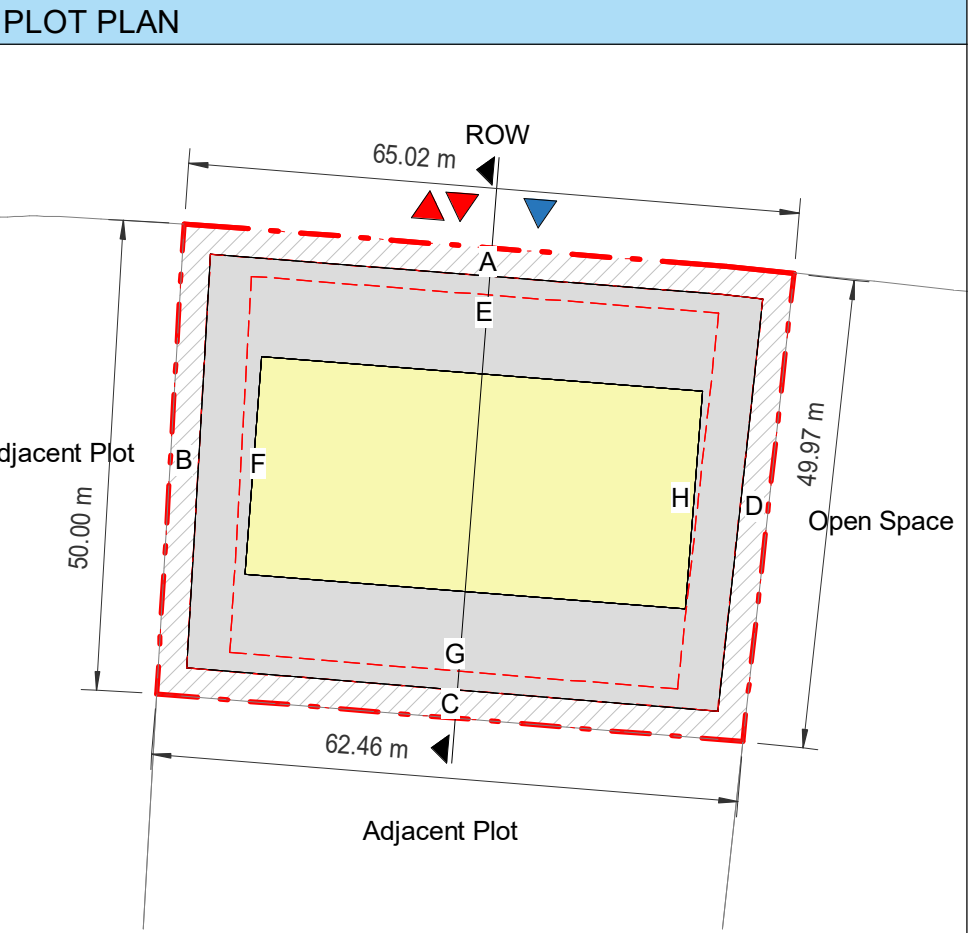
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0193

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,045 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,530 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

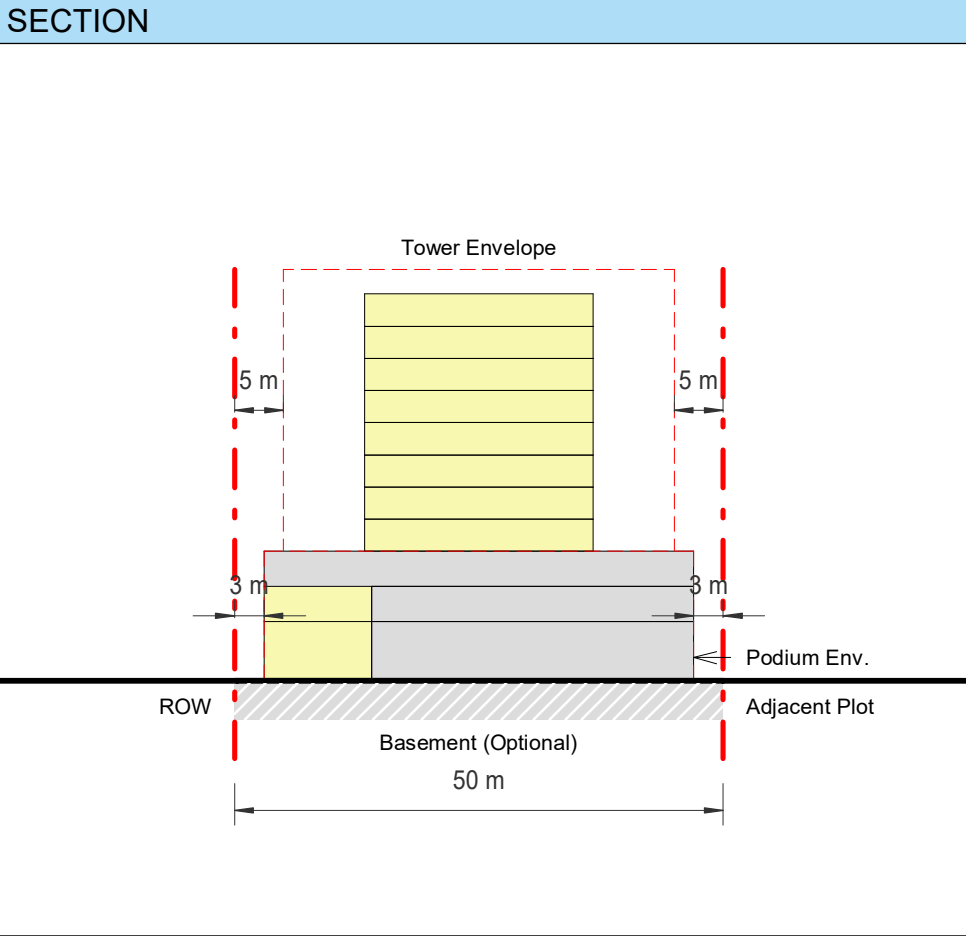
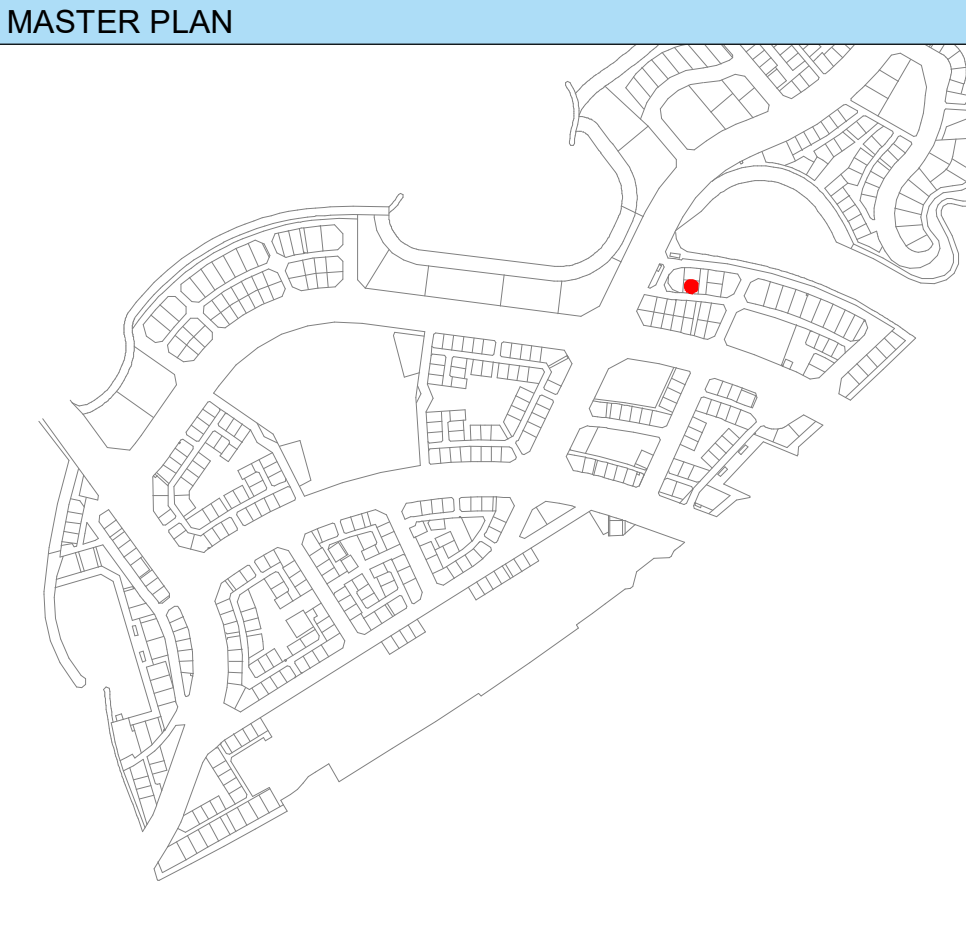
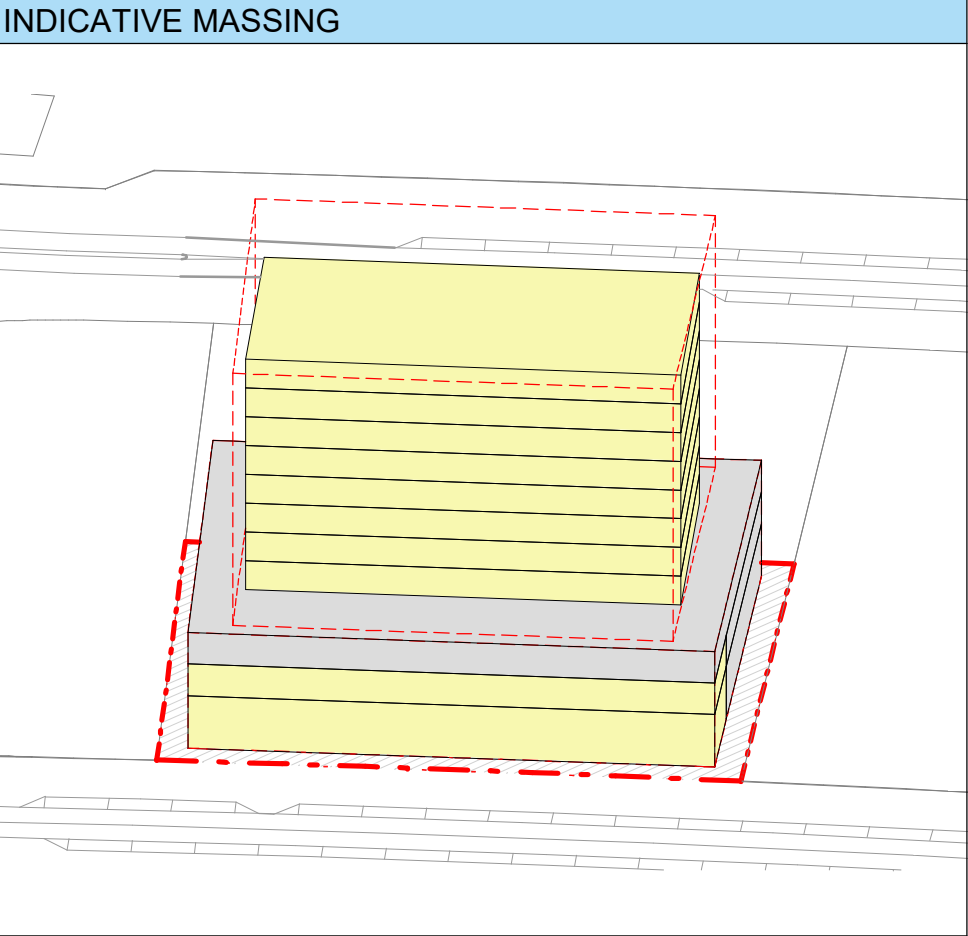
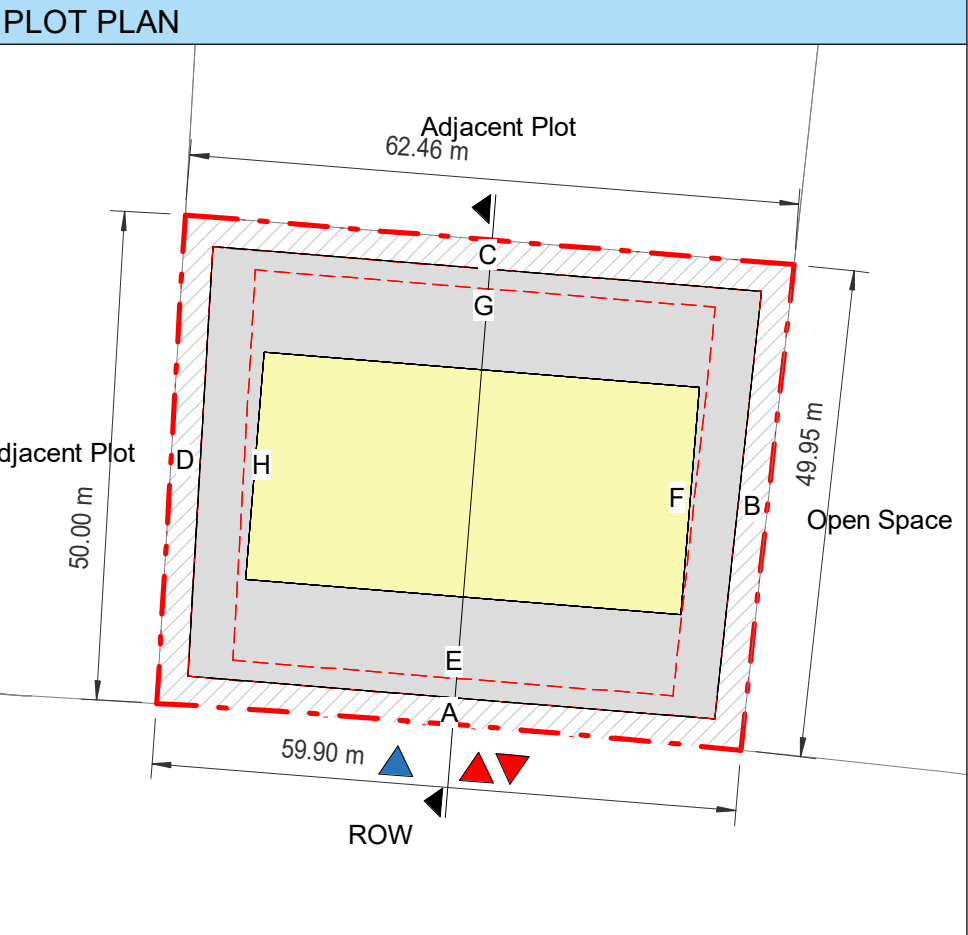
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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.
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DIA-RE-0194

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,207 m²
FAR	3.13
Max. Tower Coverage	55%
BUA	10,036 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 - 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
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

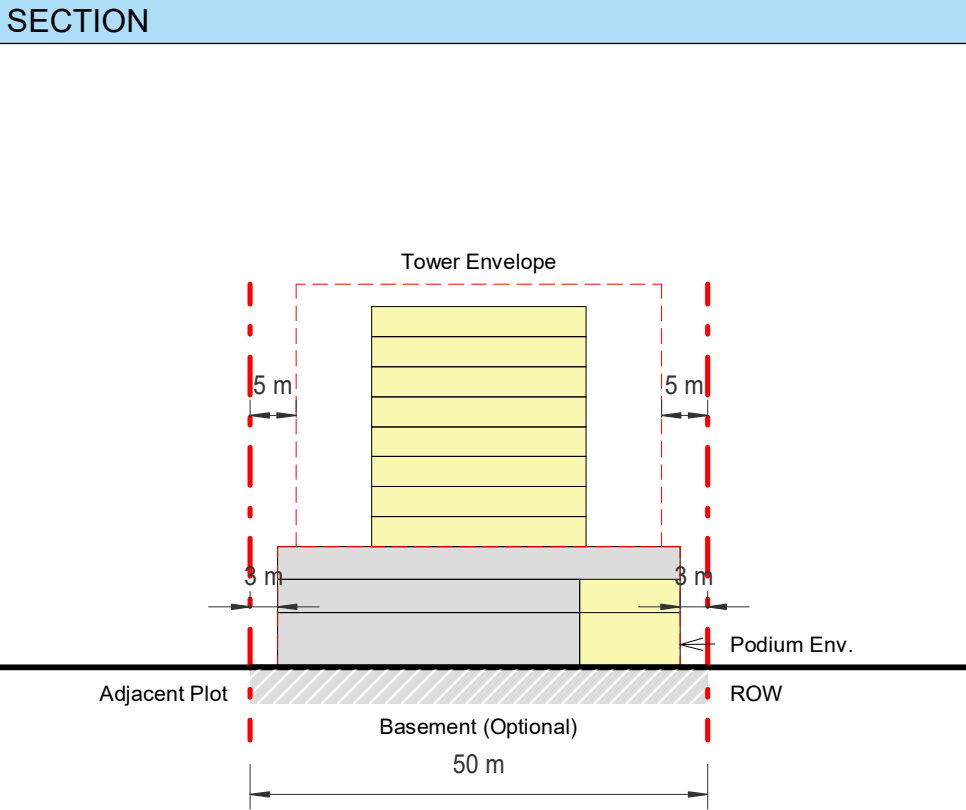
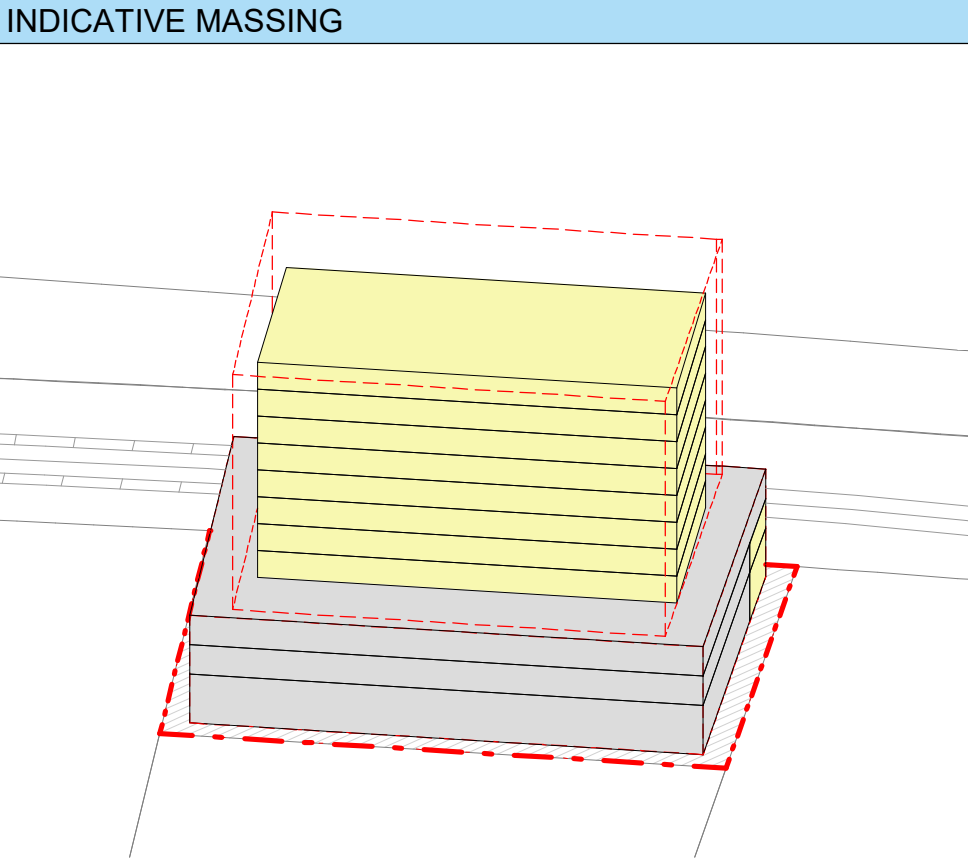
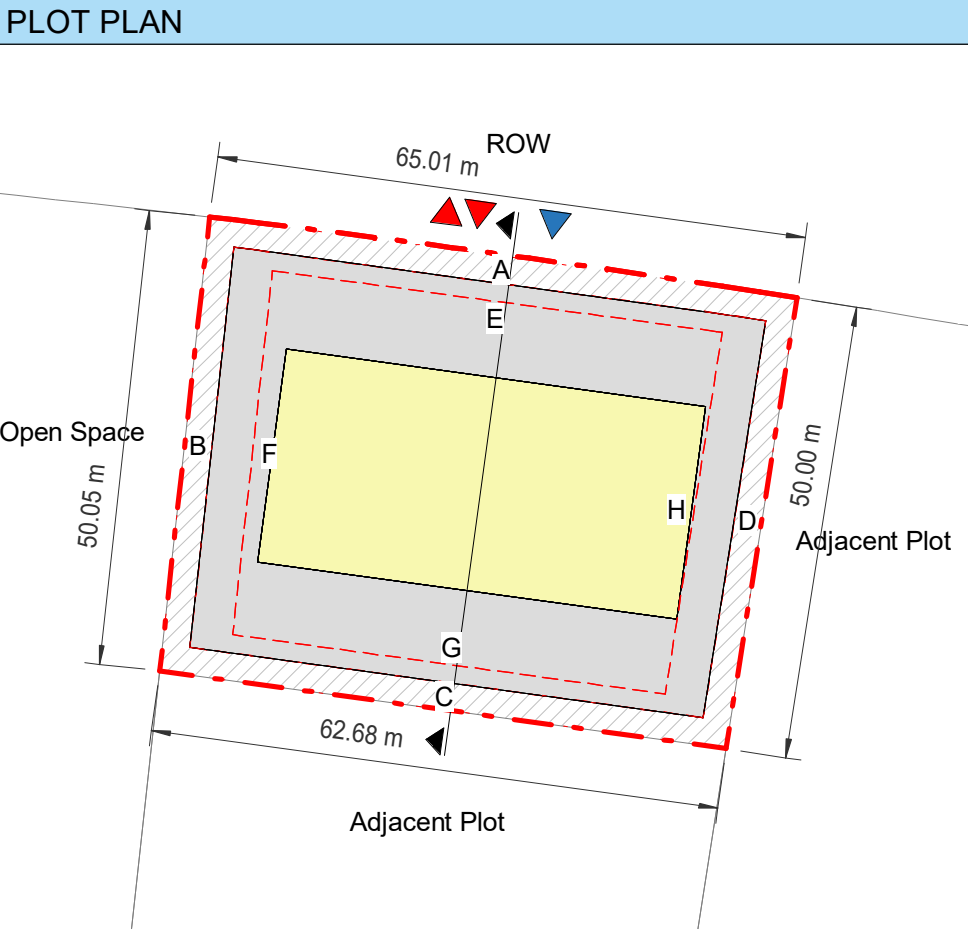
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0199

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,062 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,583 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

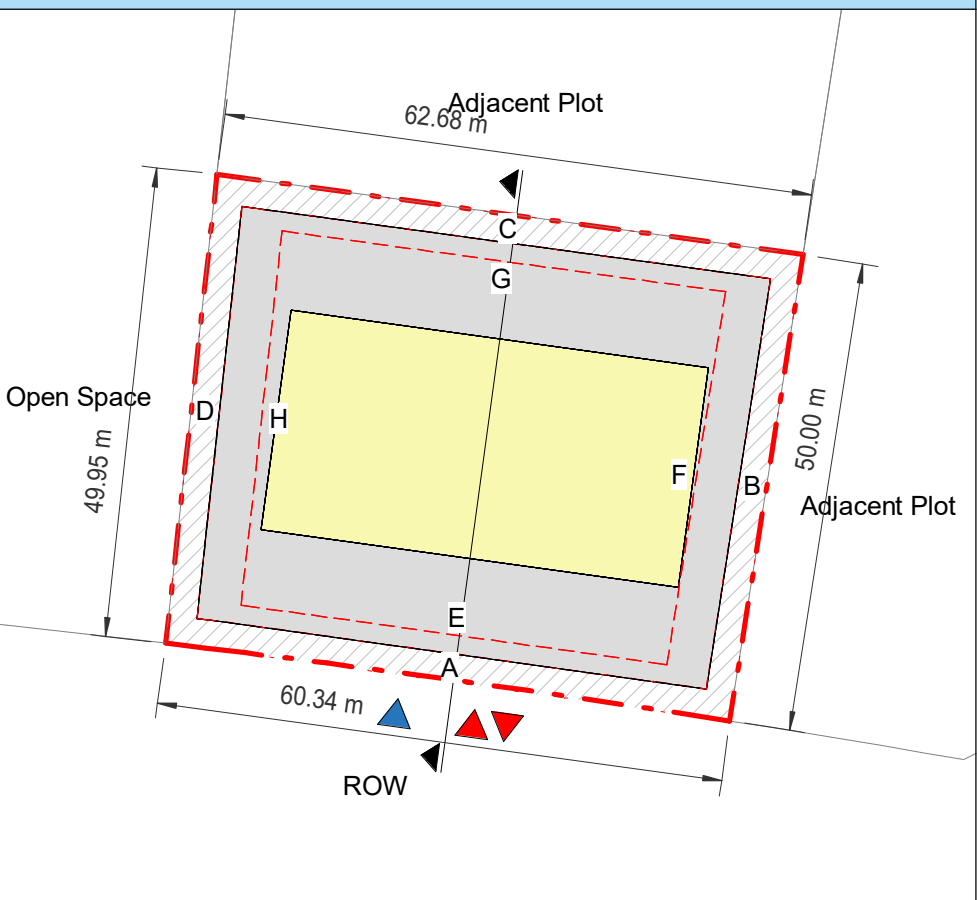
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the FAR. BUA is defined as all horizontal floor area of the building measured on 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-RE-0200

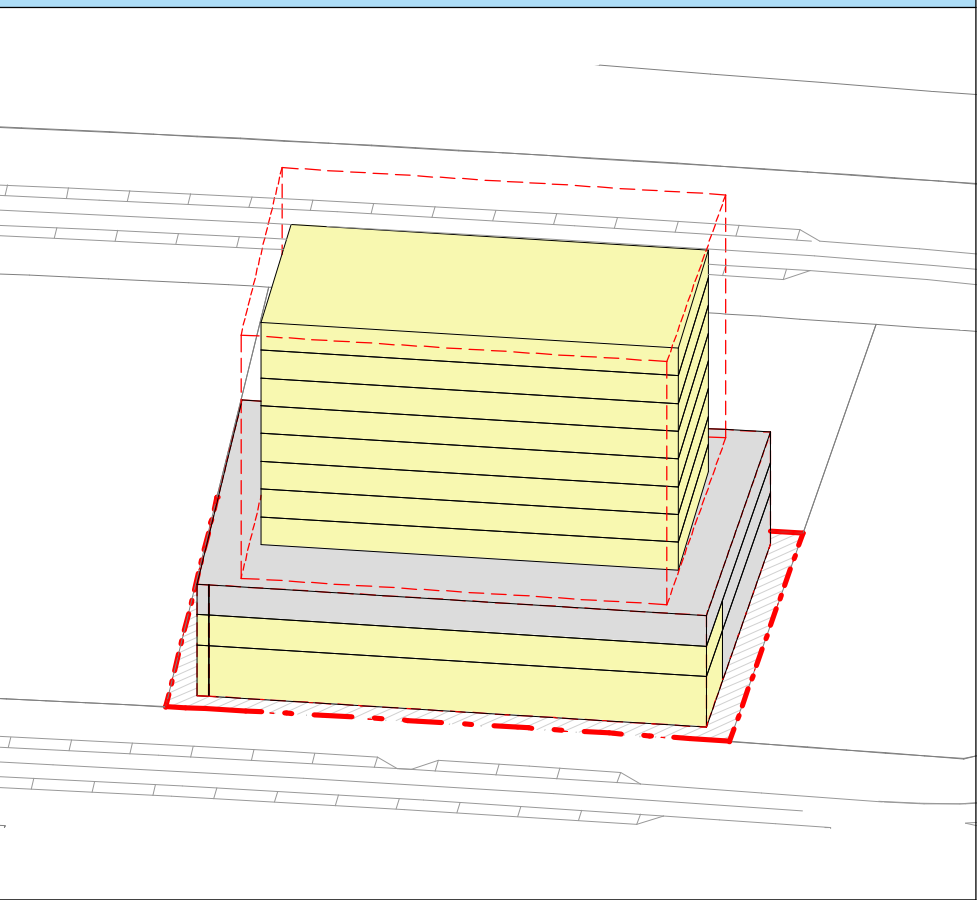
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RESIDENTIAL (APARTMENT)

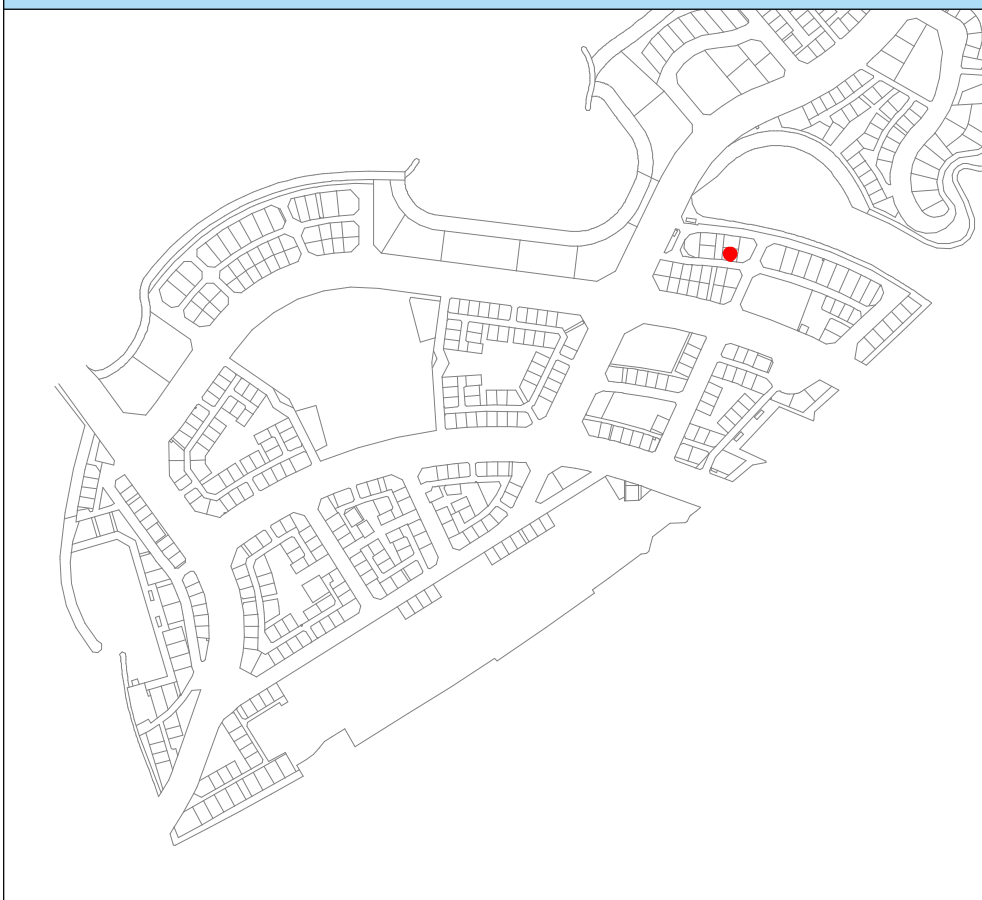
## PLOT PLAN



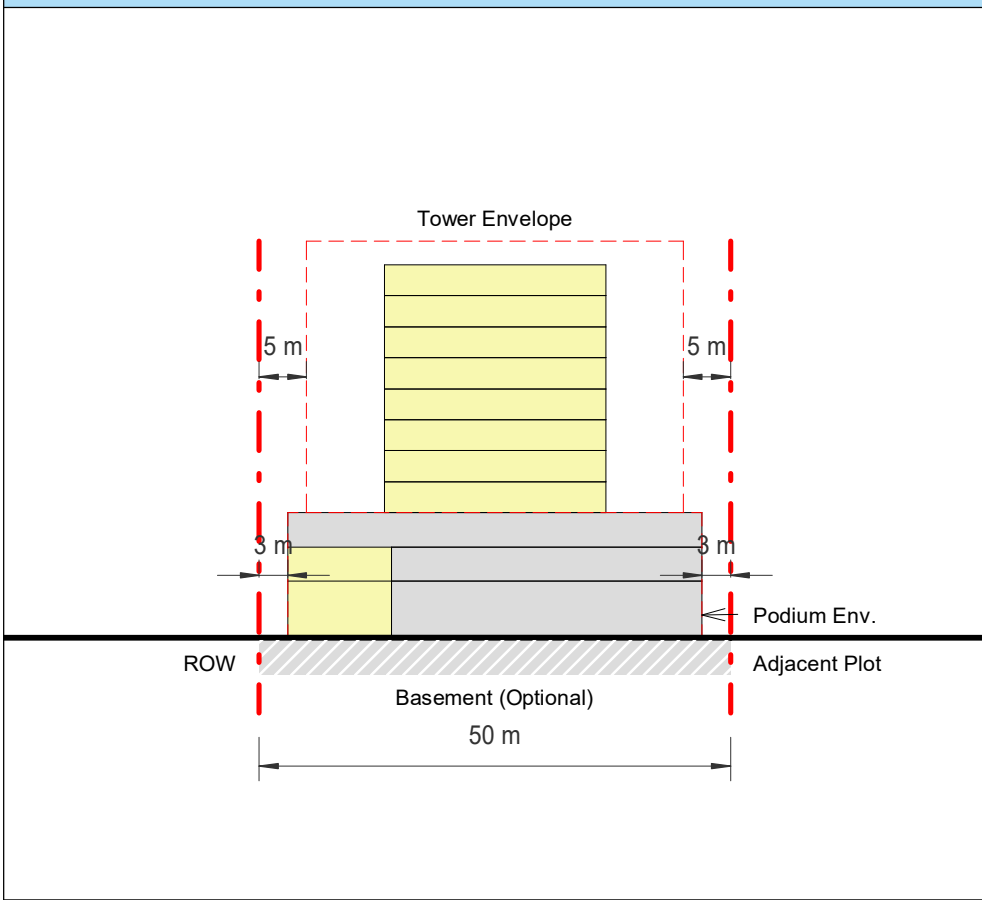
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,862 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	7,156 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- 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:

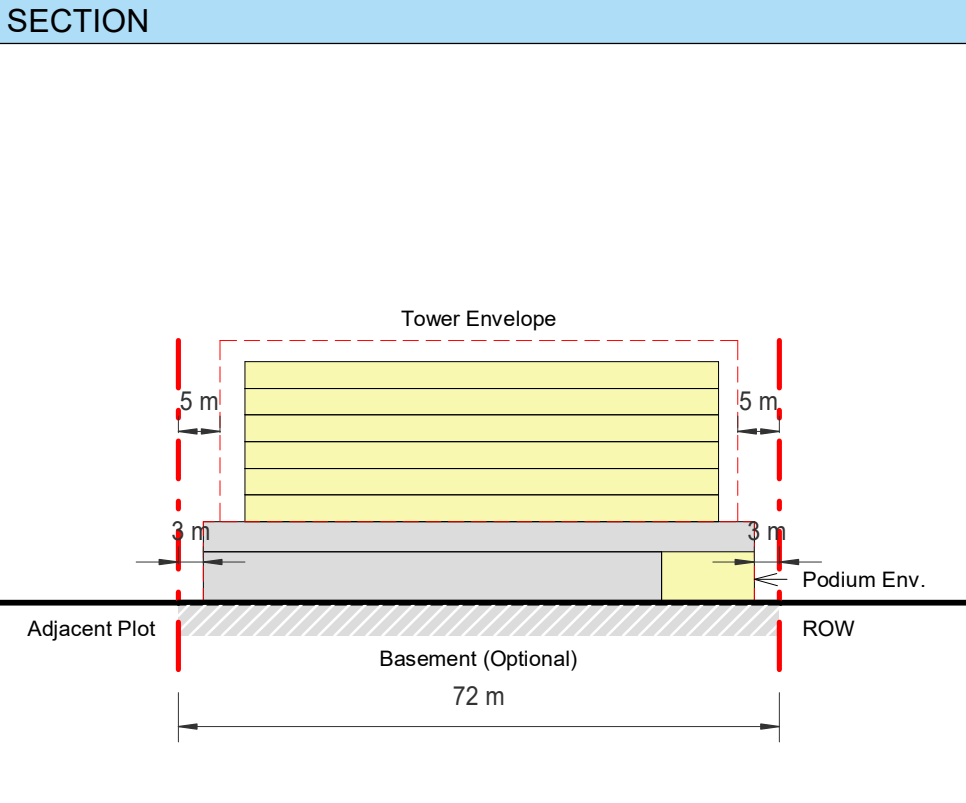
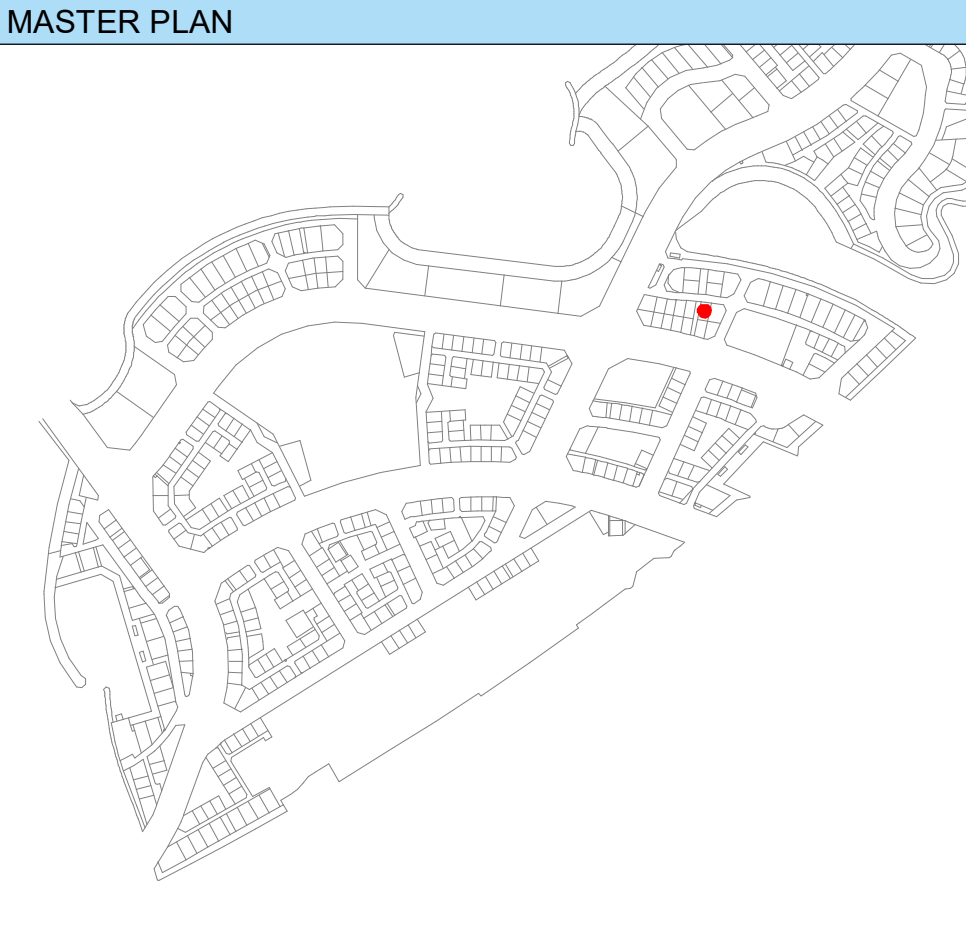
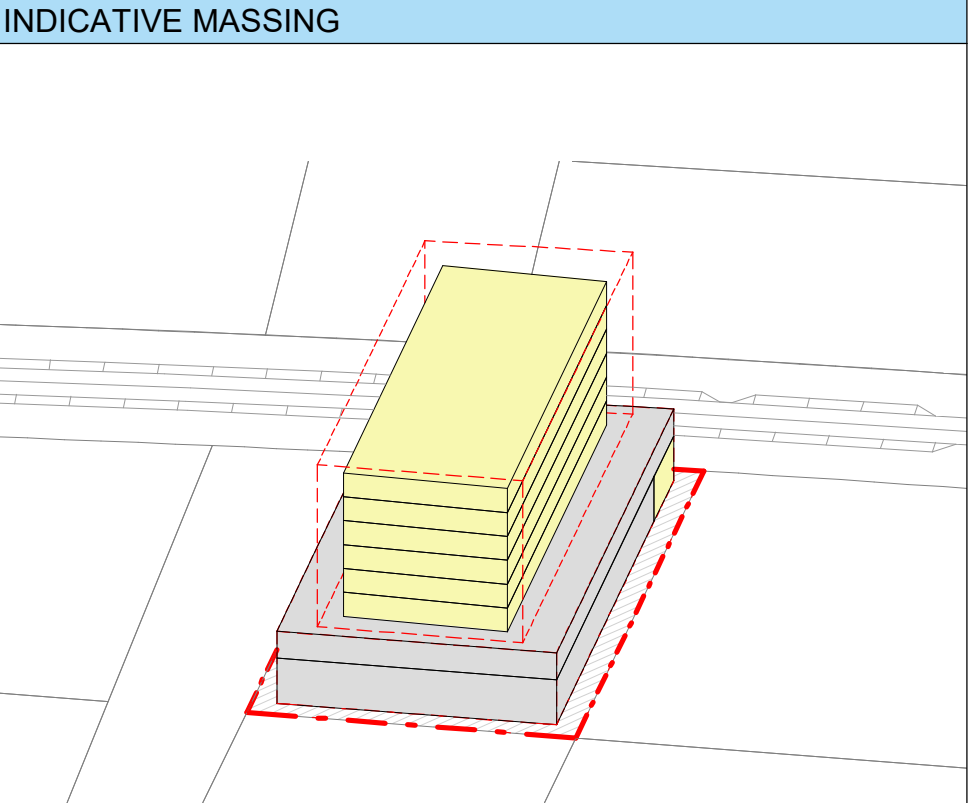
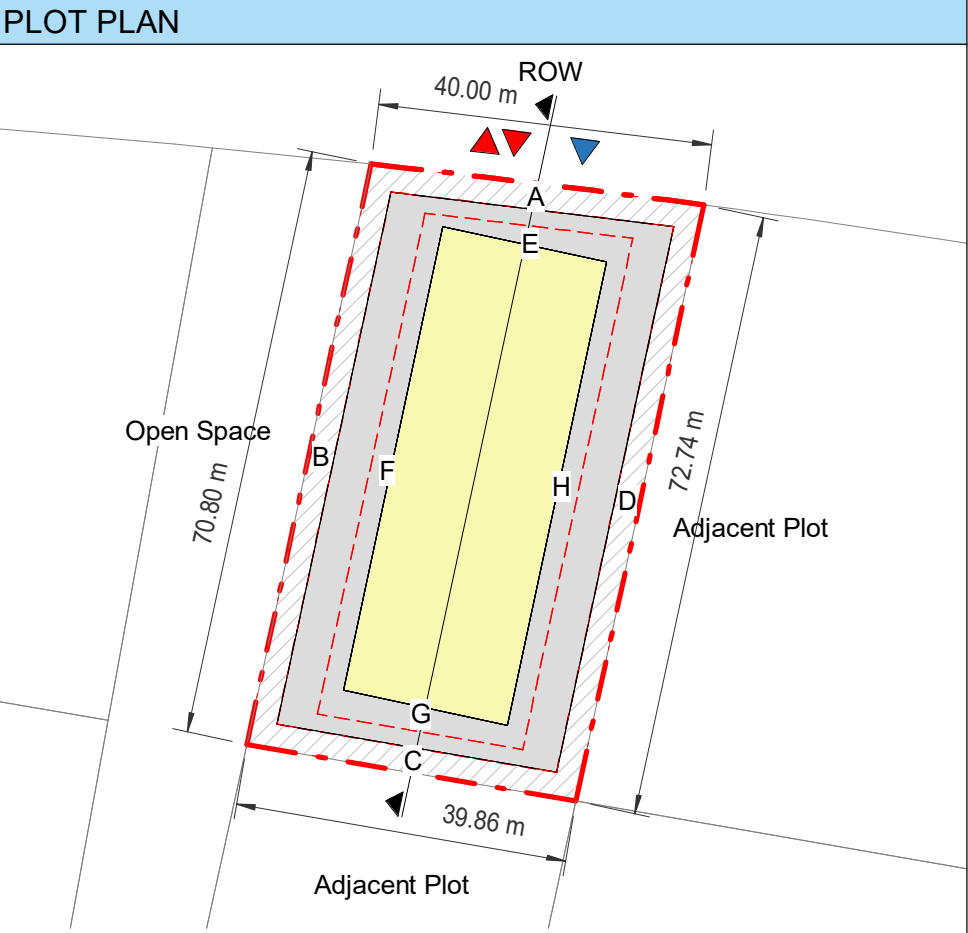
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0201

RESIDENTIAL (APARTMENT)

## Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,702 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,755 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

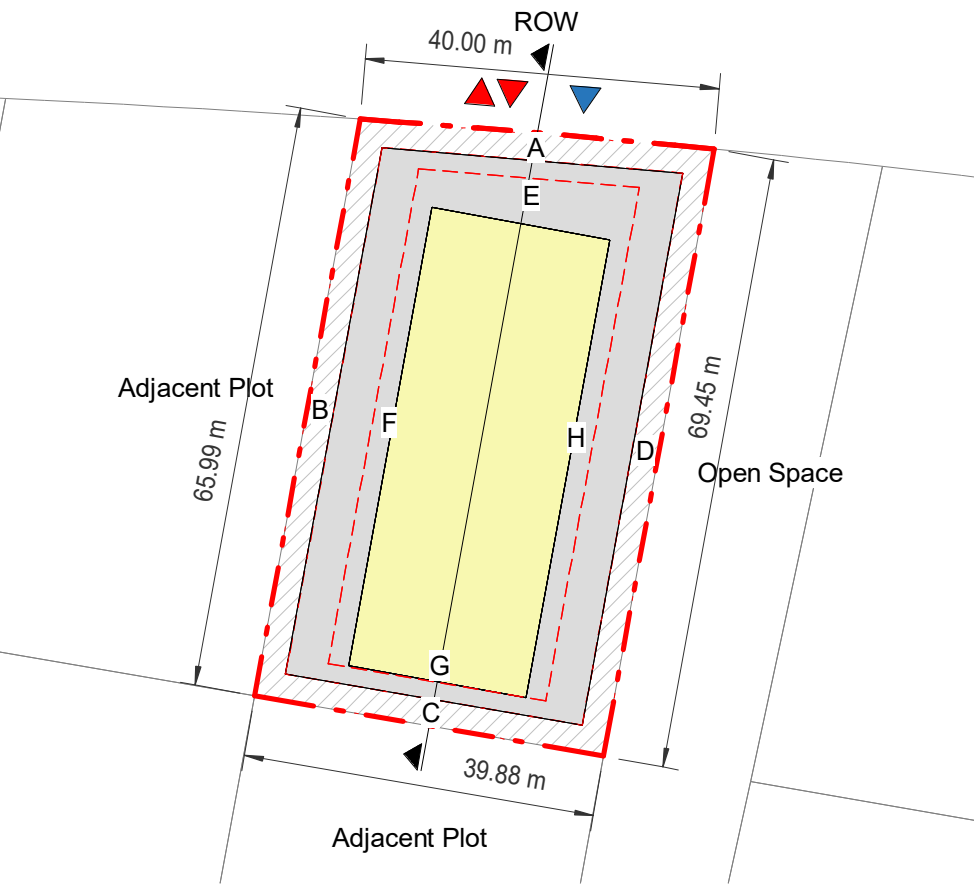
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 area of the building measured on 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.

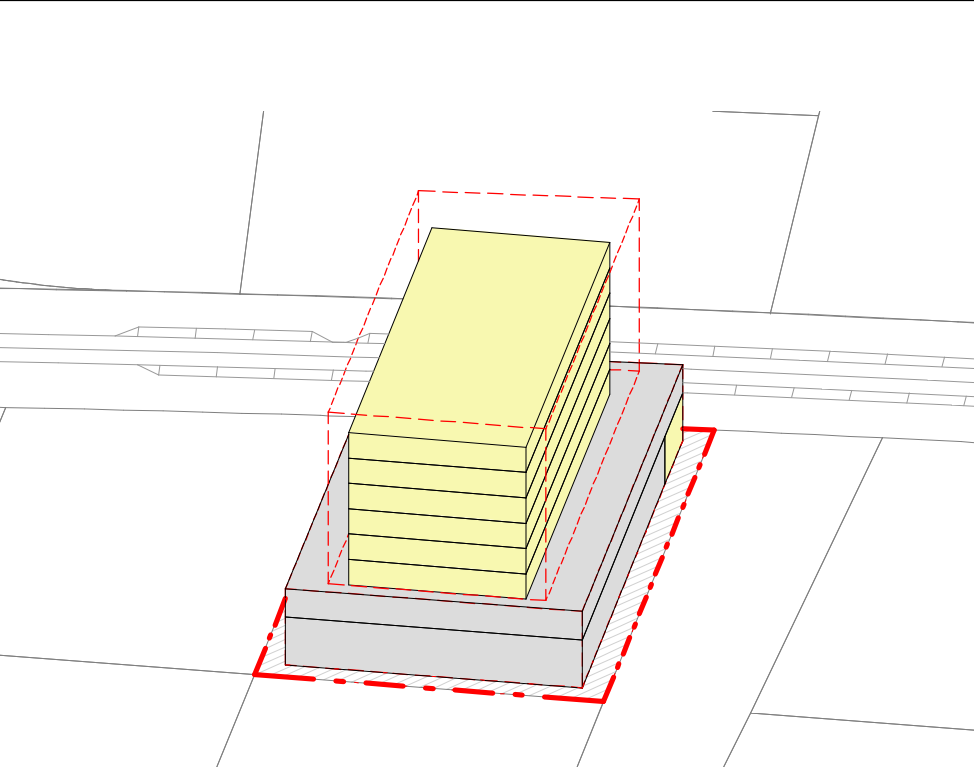
DIA-RE-0202

RESIDENTIAL (APARTMENT)

## PLOT PLAN



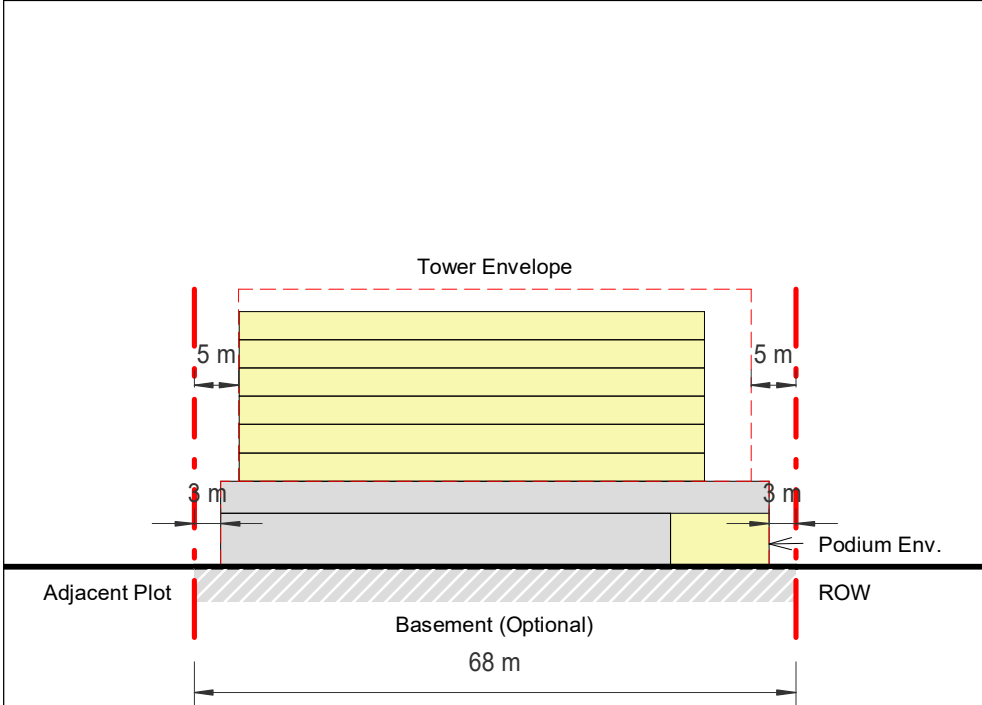
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,539 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,347 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

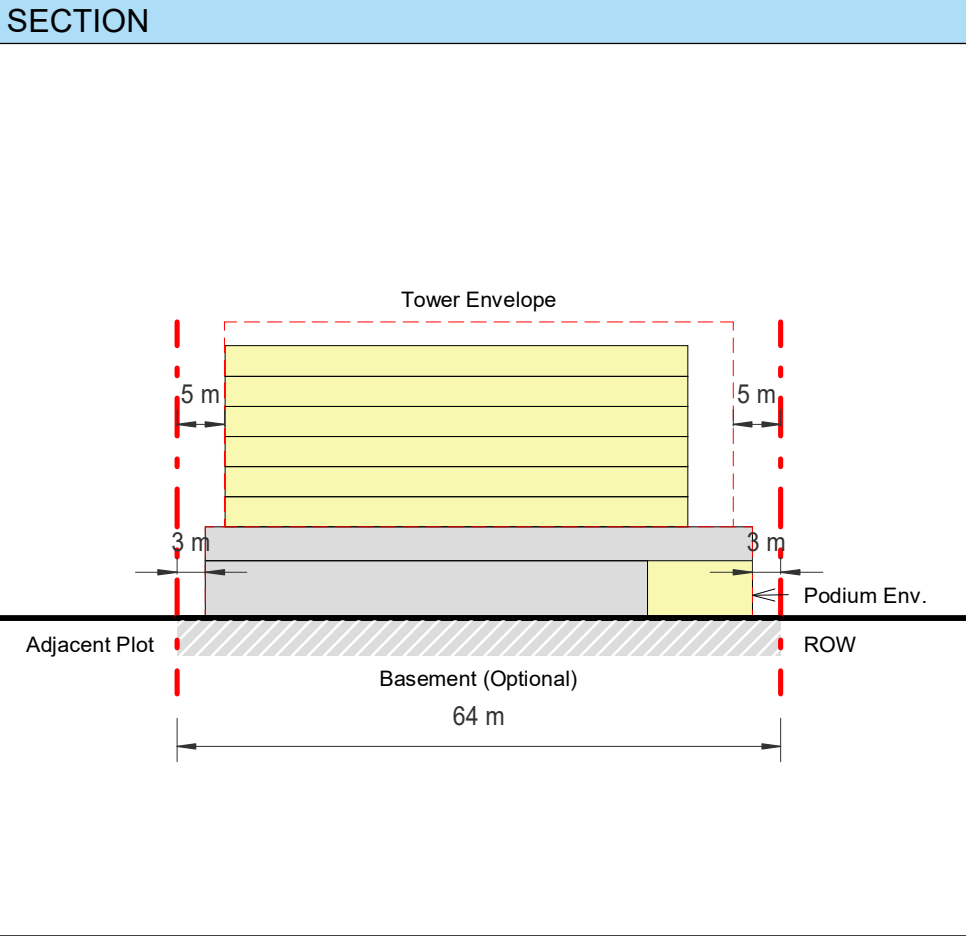
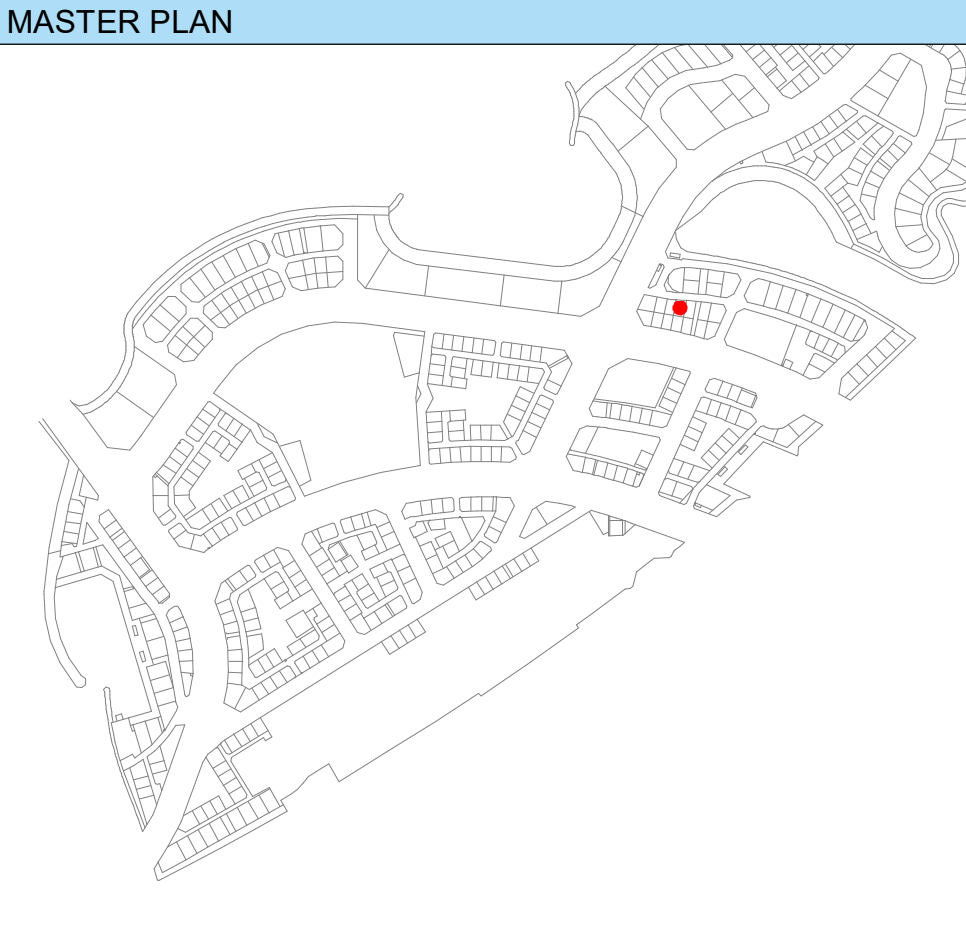
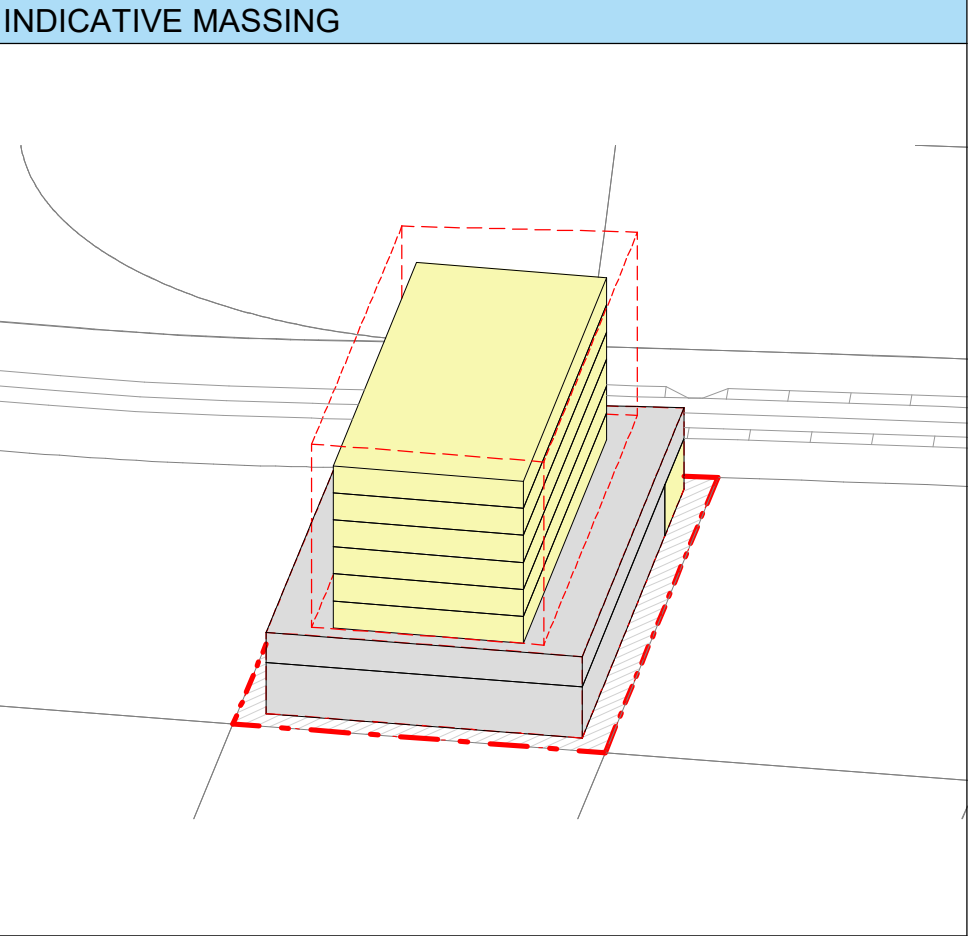
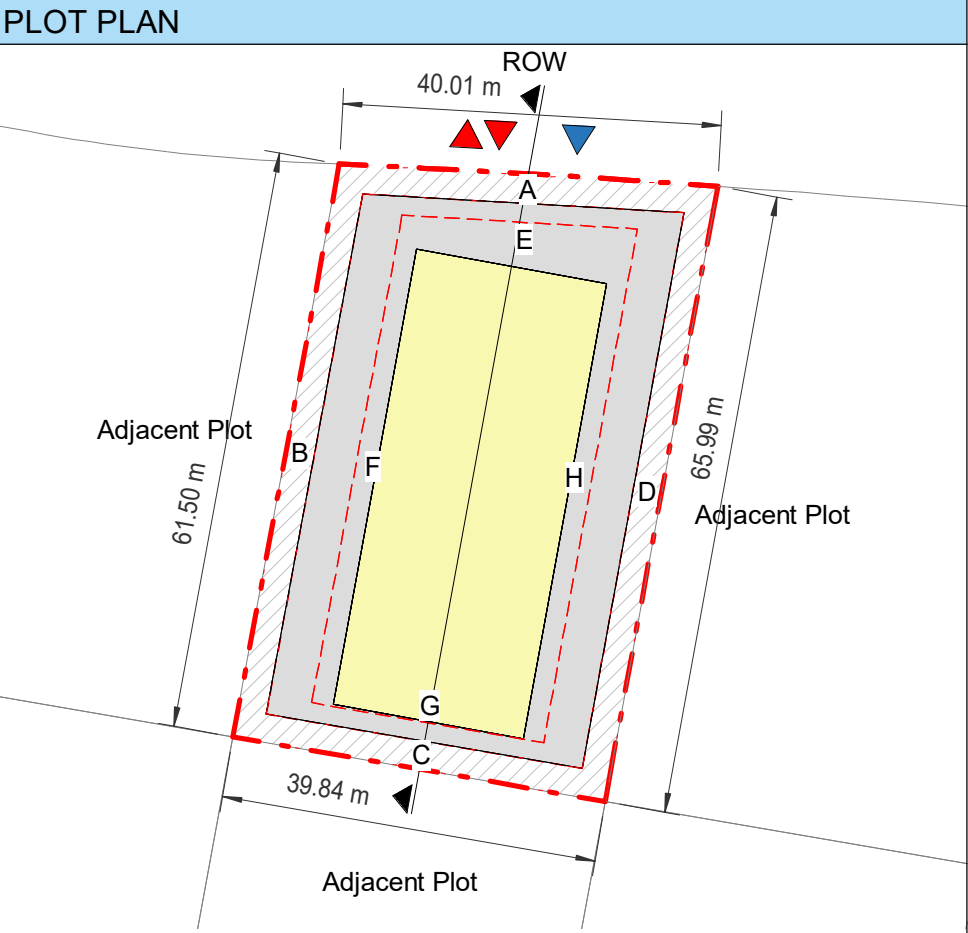
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0203

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

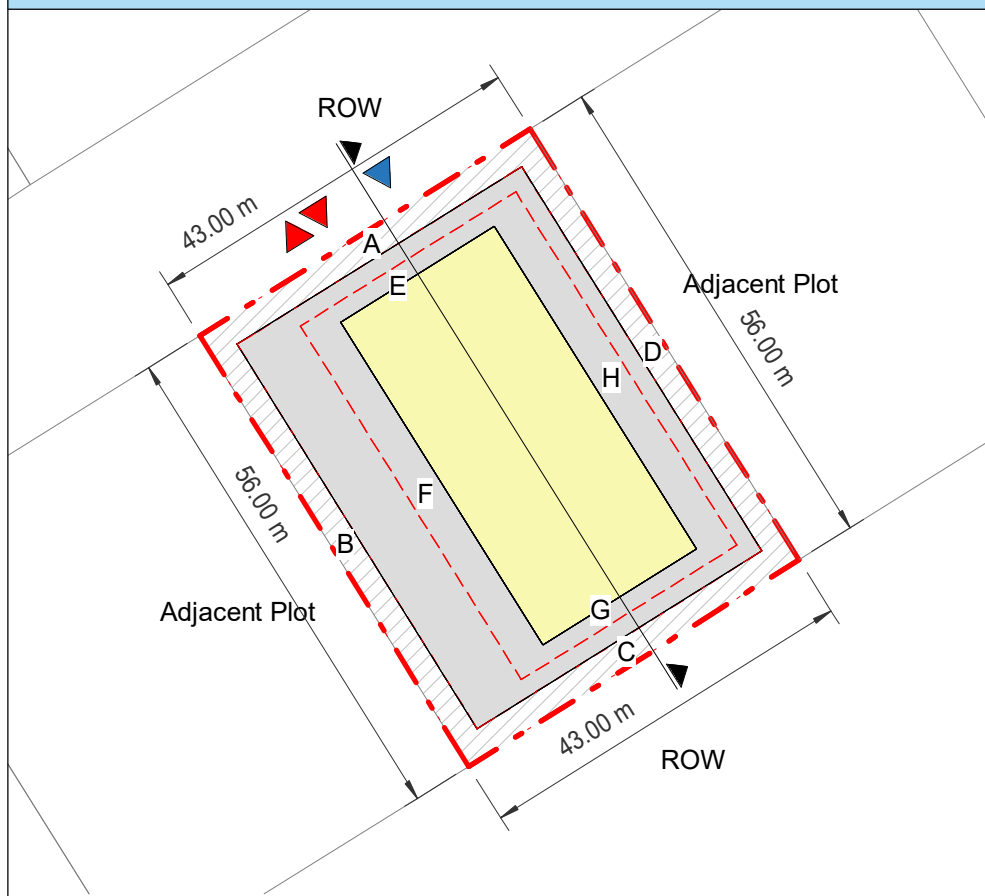
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

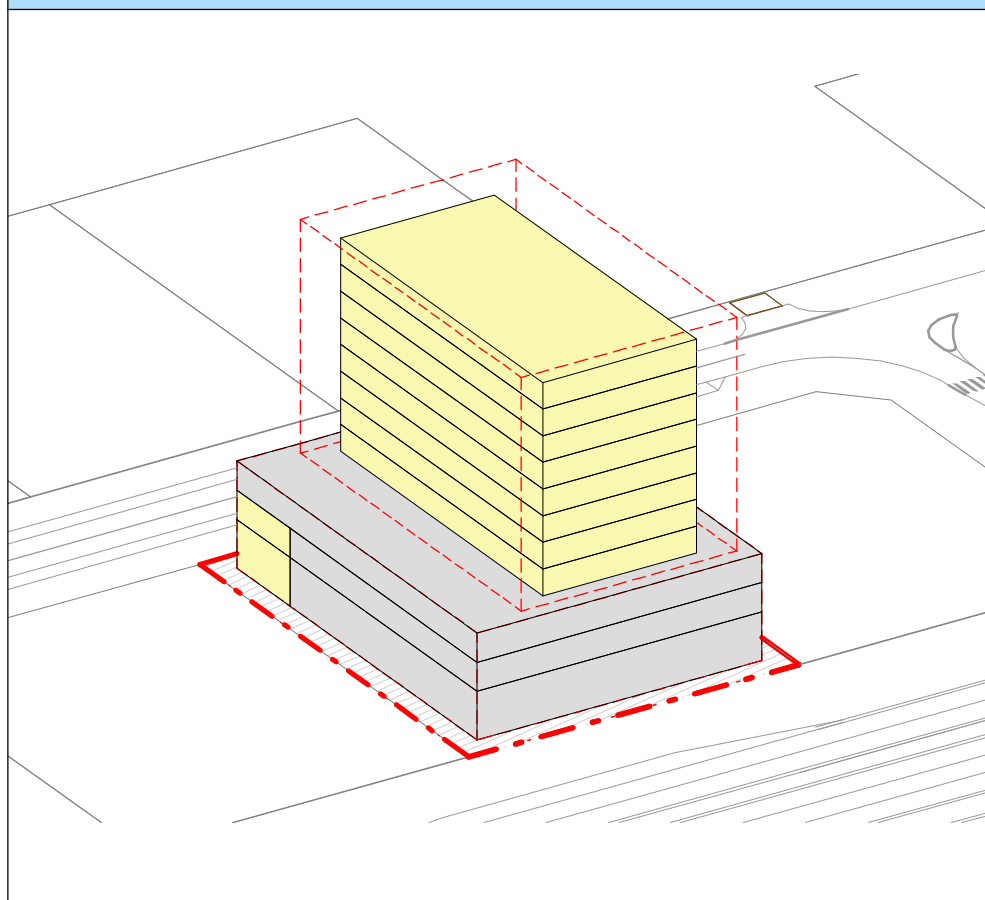
DIA-RE-0239

RESIDENTIAL (APARTMENT)

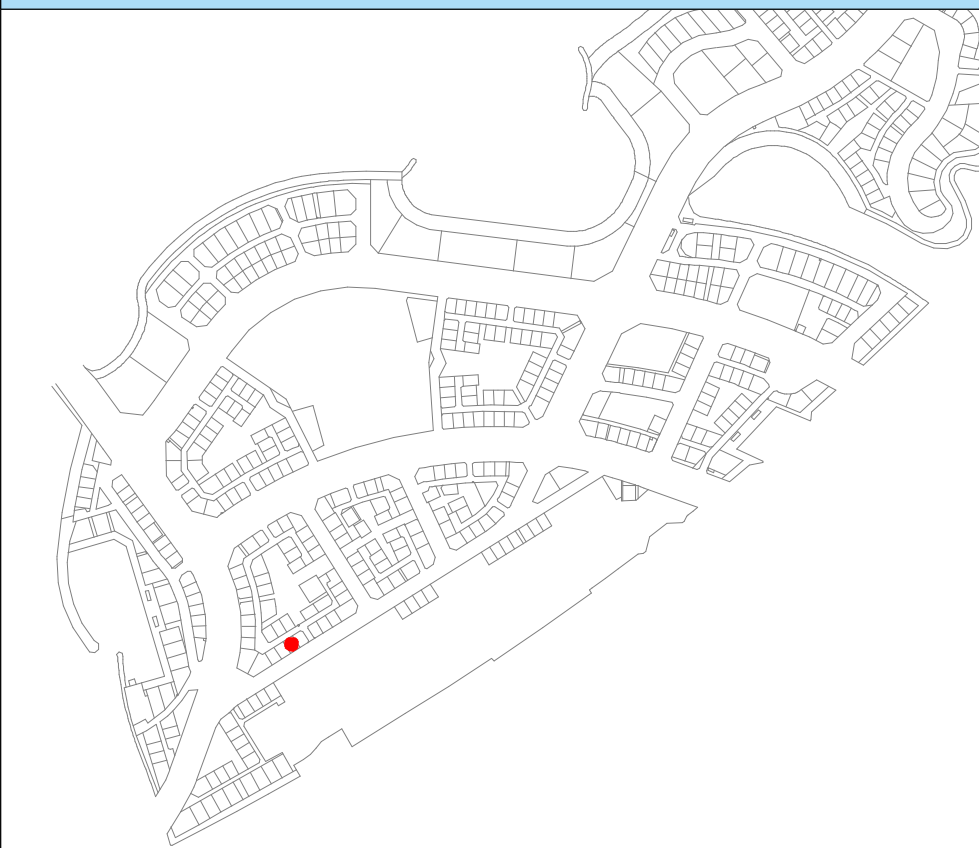
## PLOT PLAN



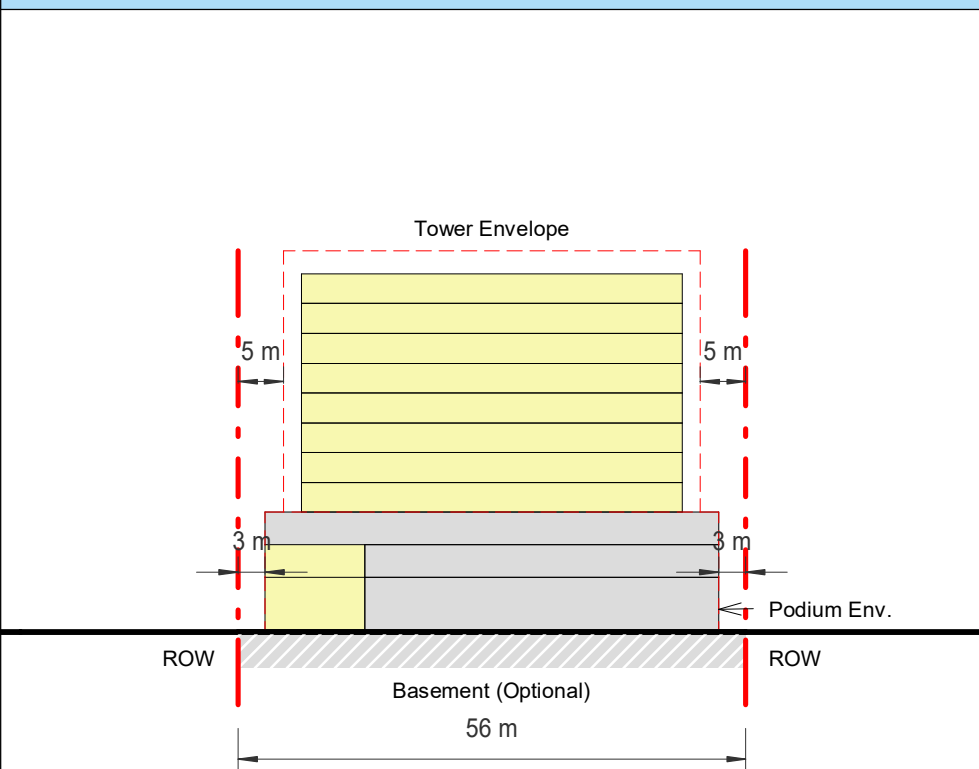
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,436 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,624 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

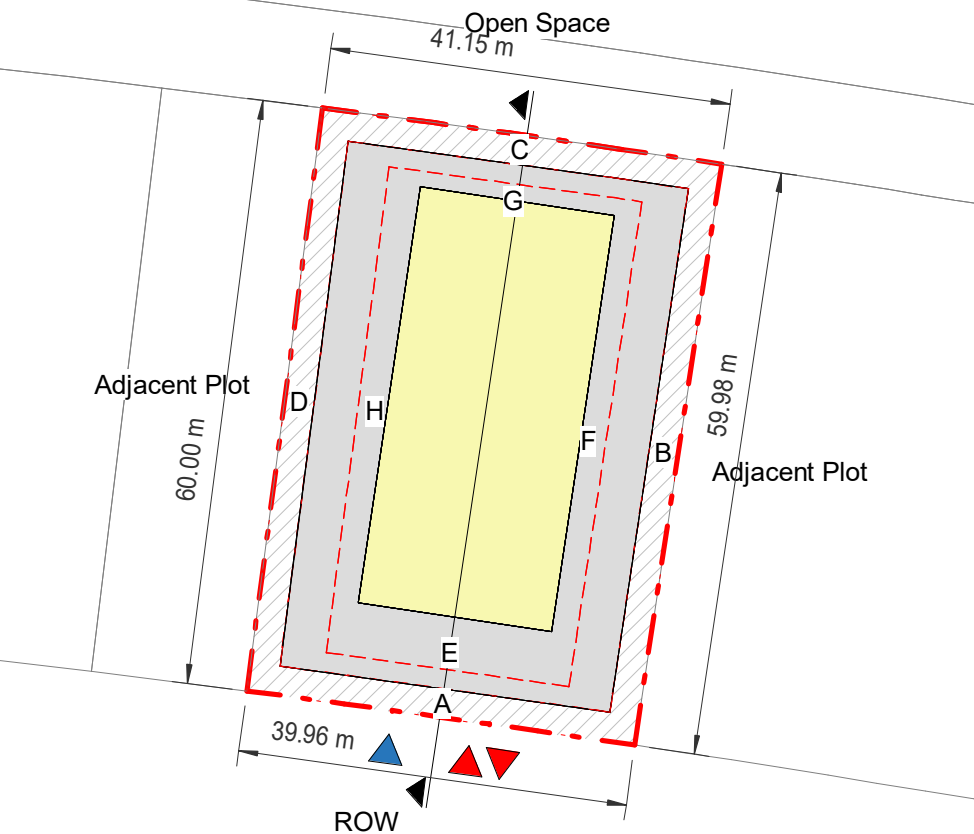
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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.
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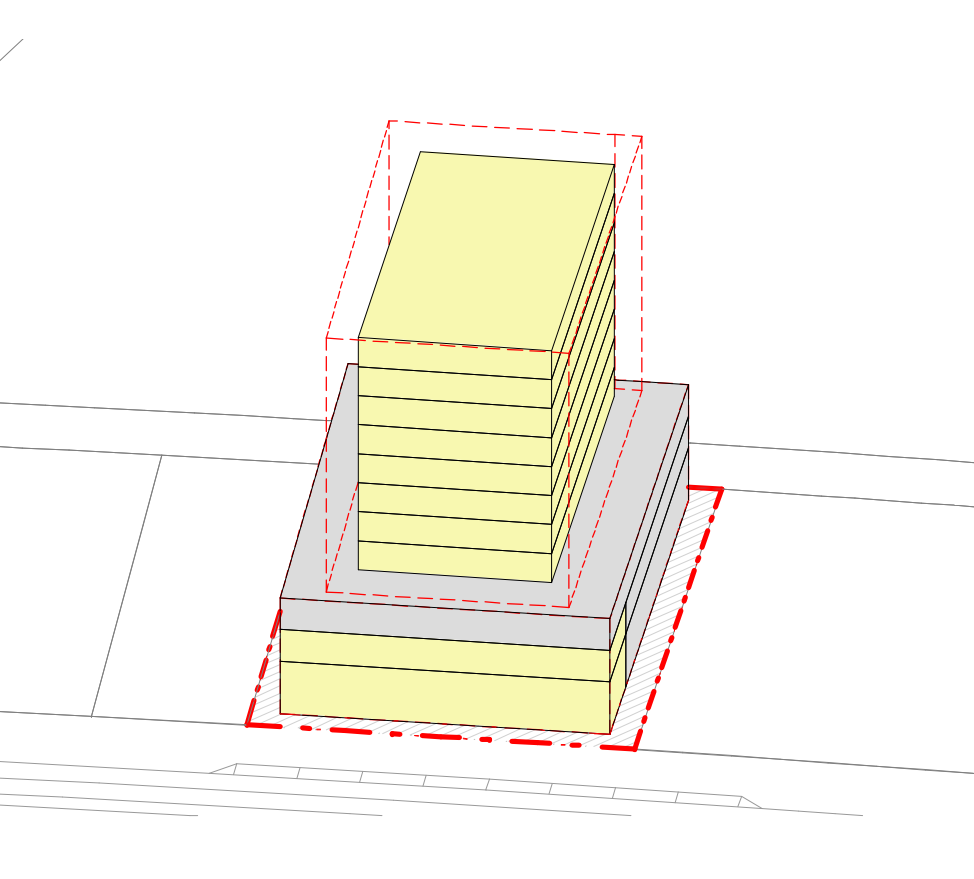
DIA-RE-0240

RESIDENTIAL (APARTMENT)

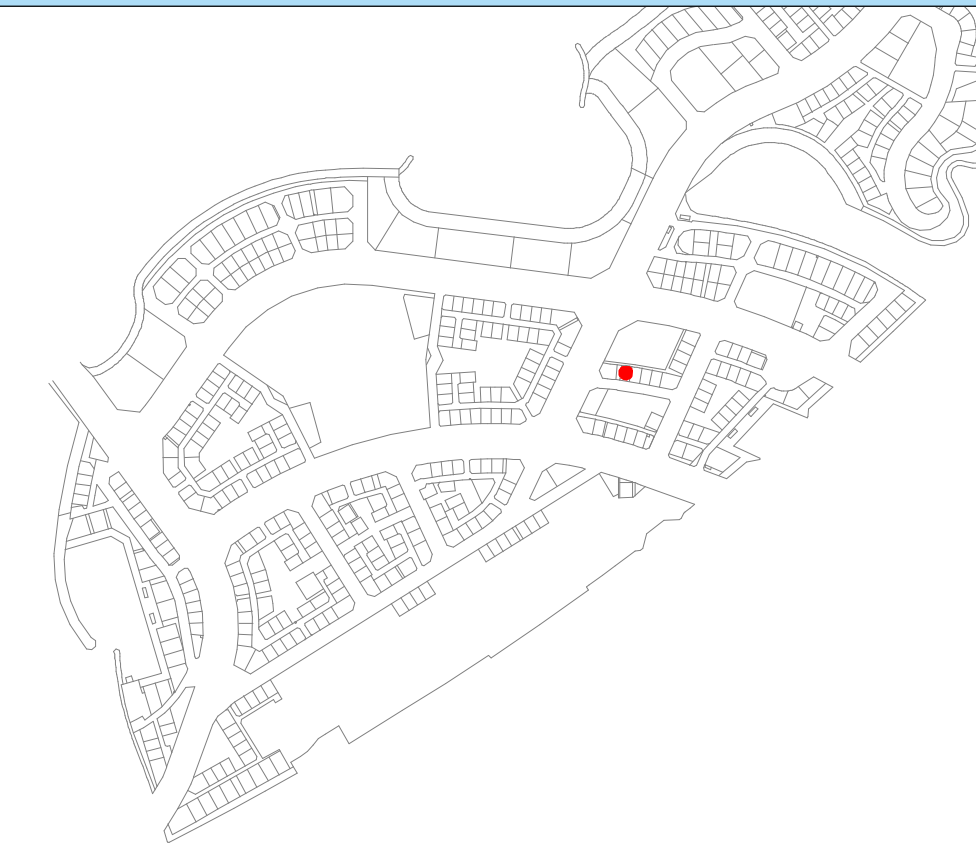
## PLOT PLAN



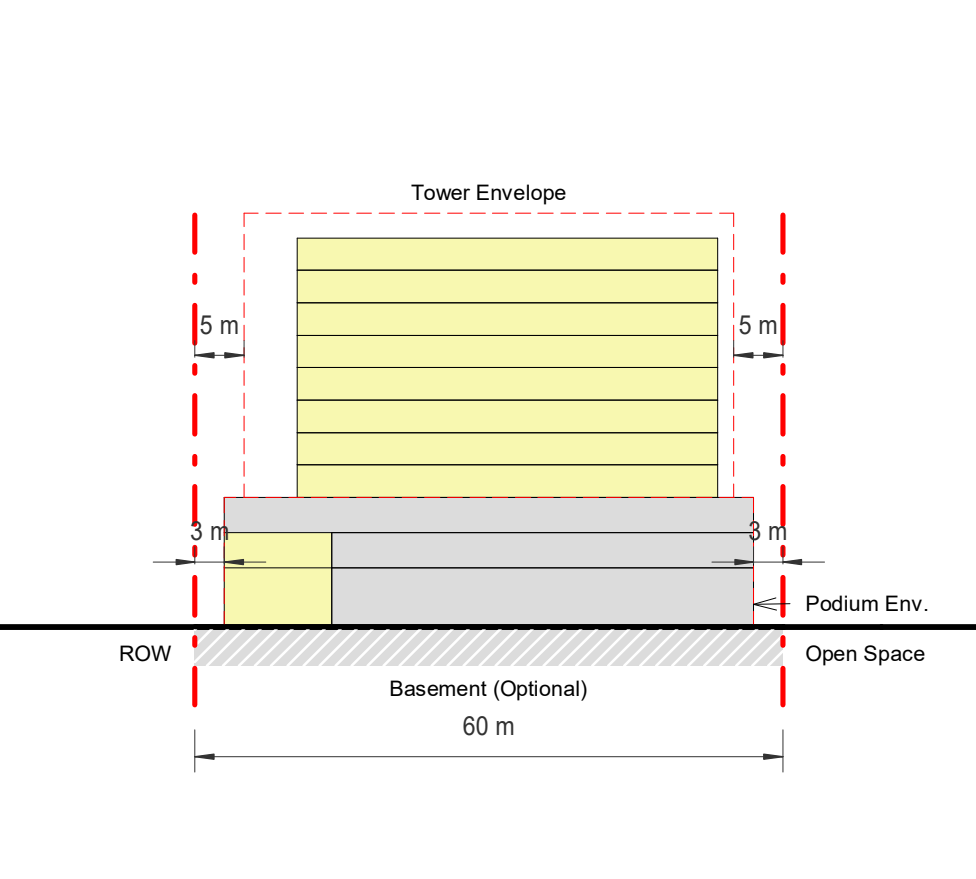
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,436 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,624 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

Notes:

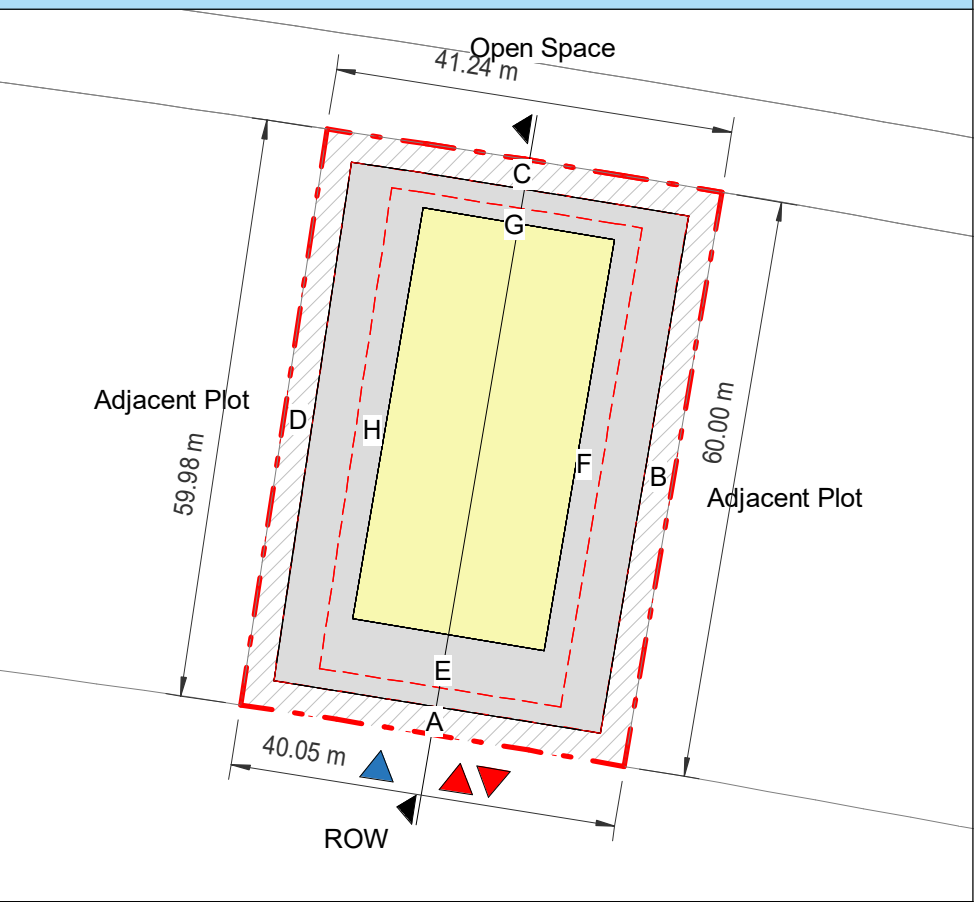
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DIA-RE-0241

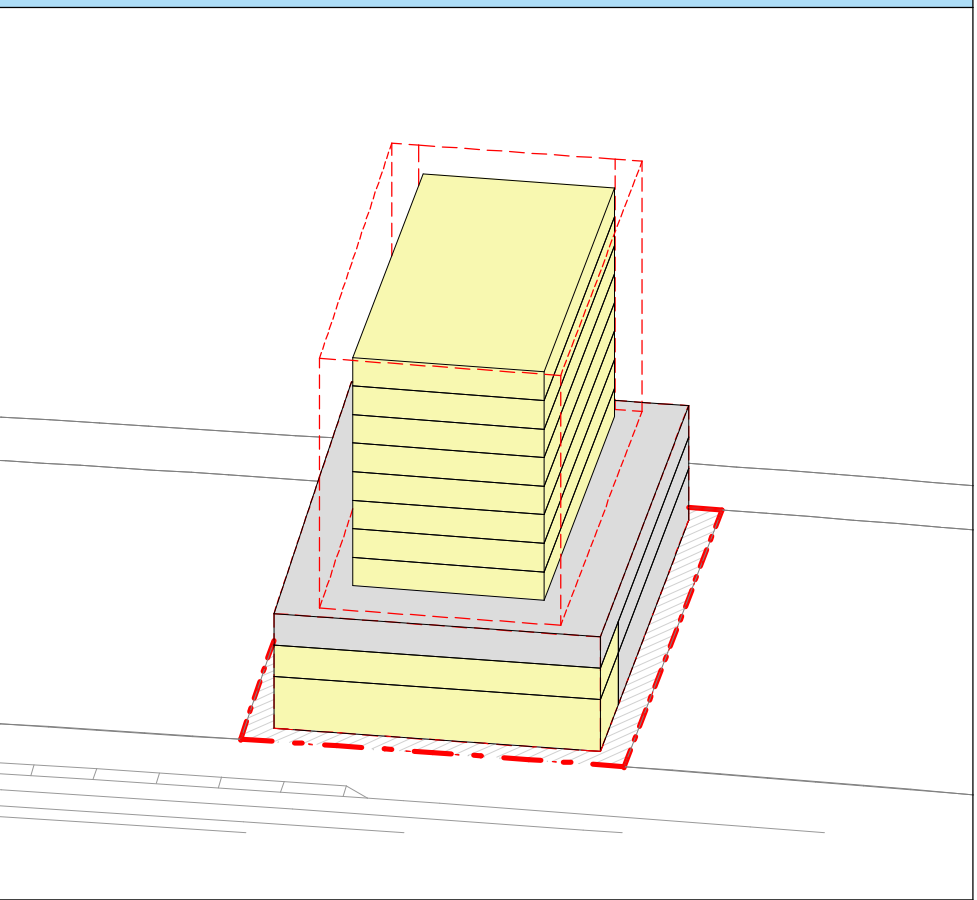
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RESIDENTIAL (APARTMENT)

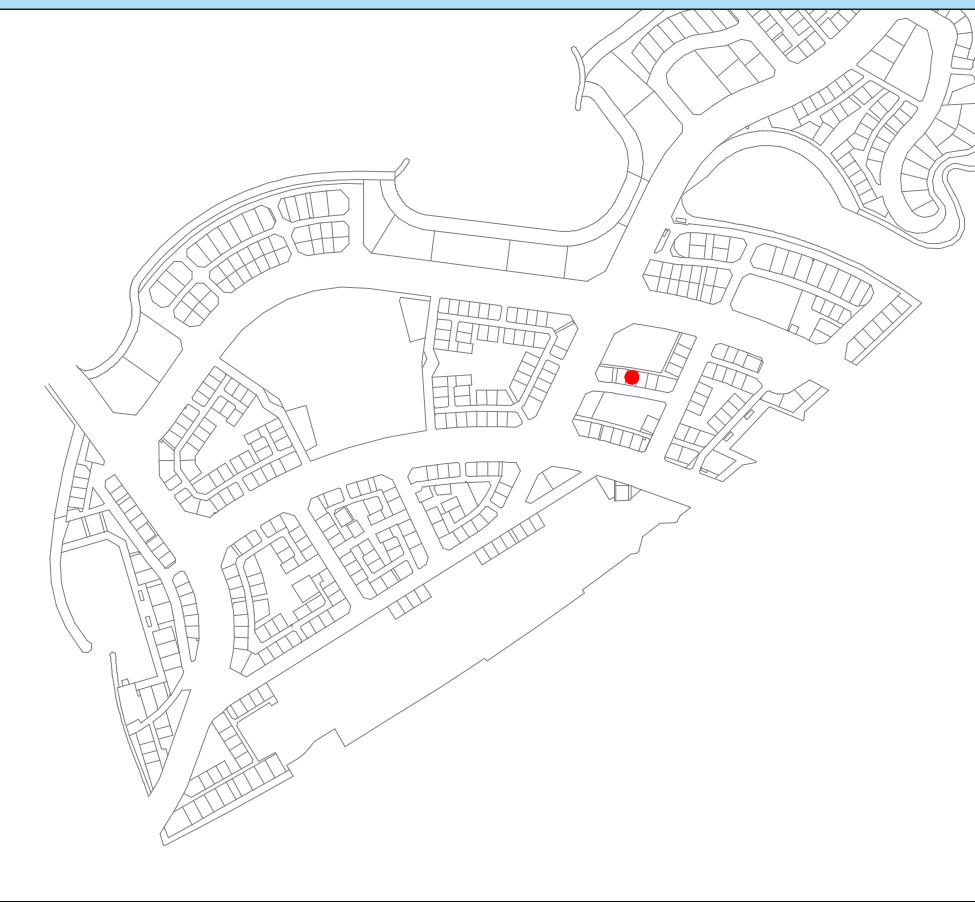
## PLOT PLAN



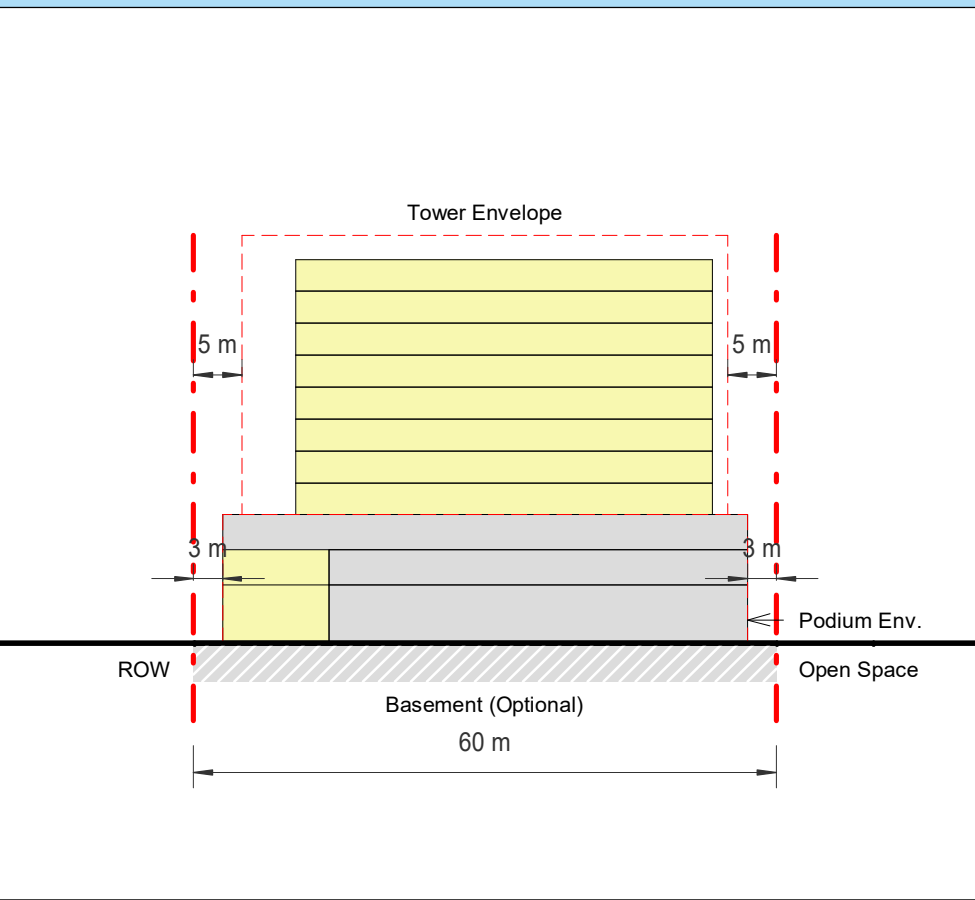
## INDICATIVE MASSING



# MASTER PLAN



## SECTION











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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,436 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,624 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
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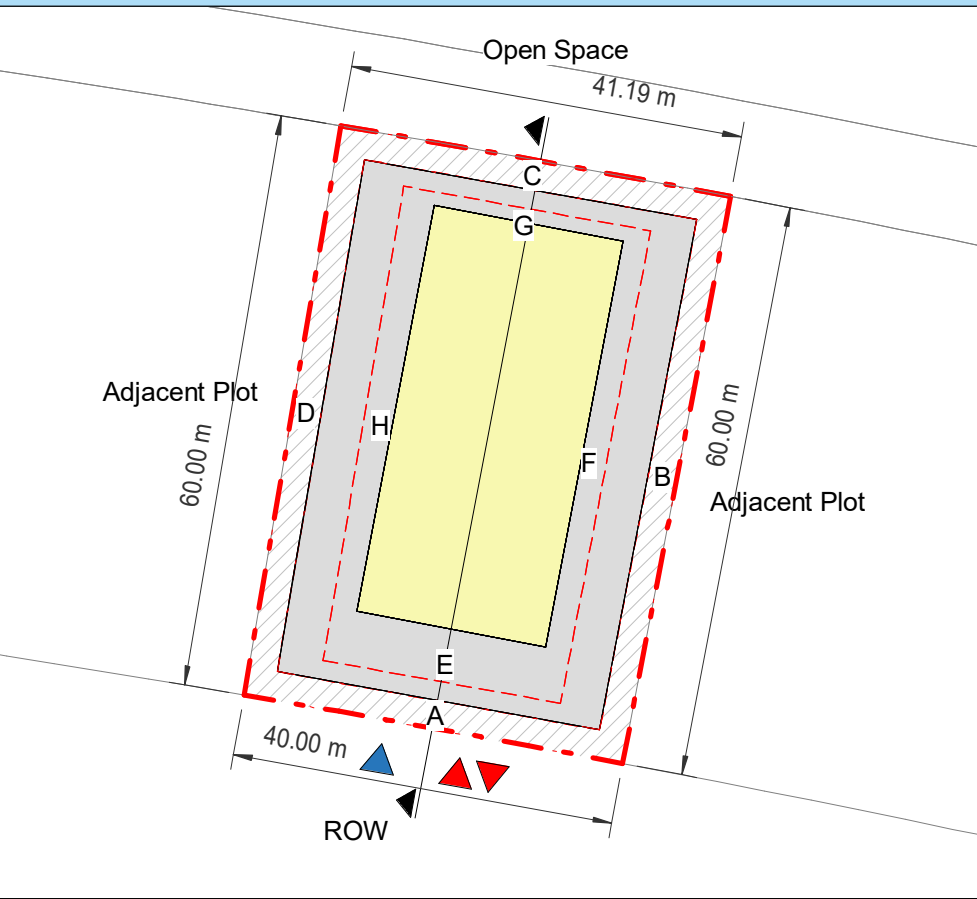
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- Notes:
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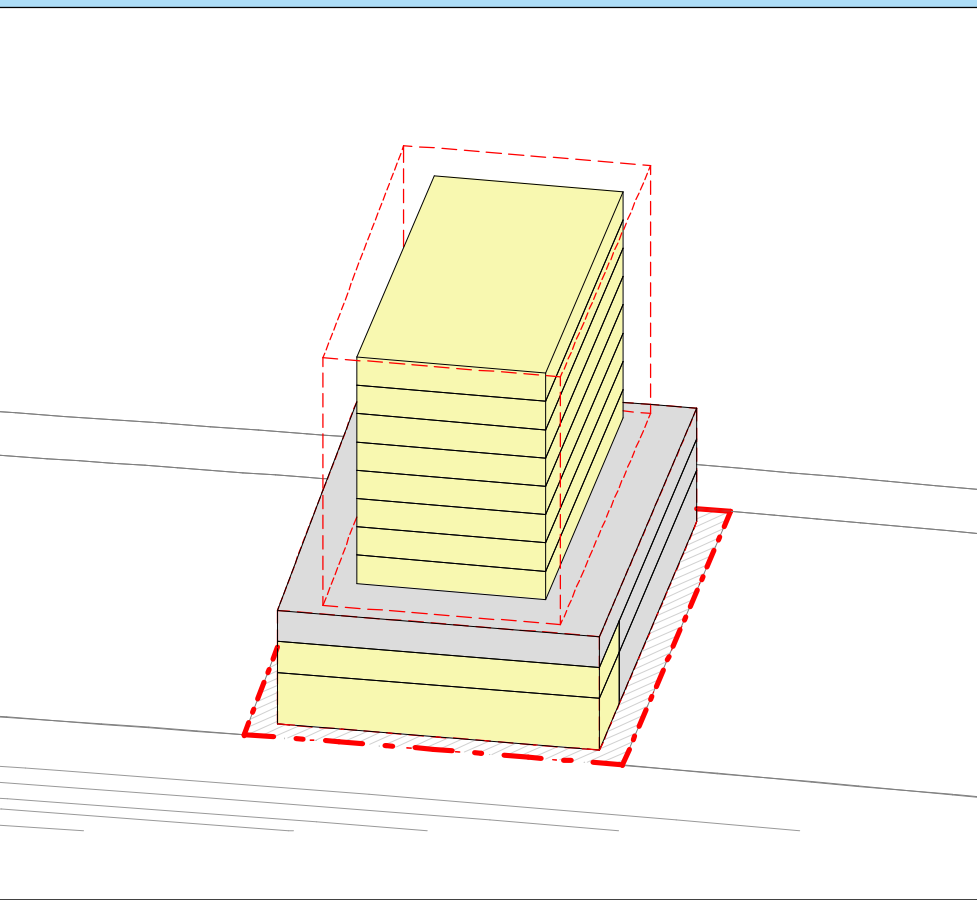
DIA-RE-0242

RESIDENTIAL (APARTMENT)

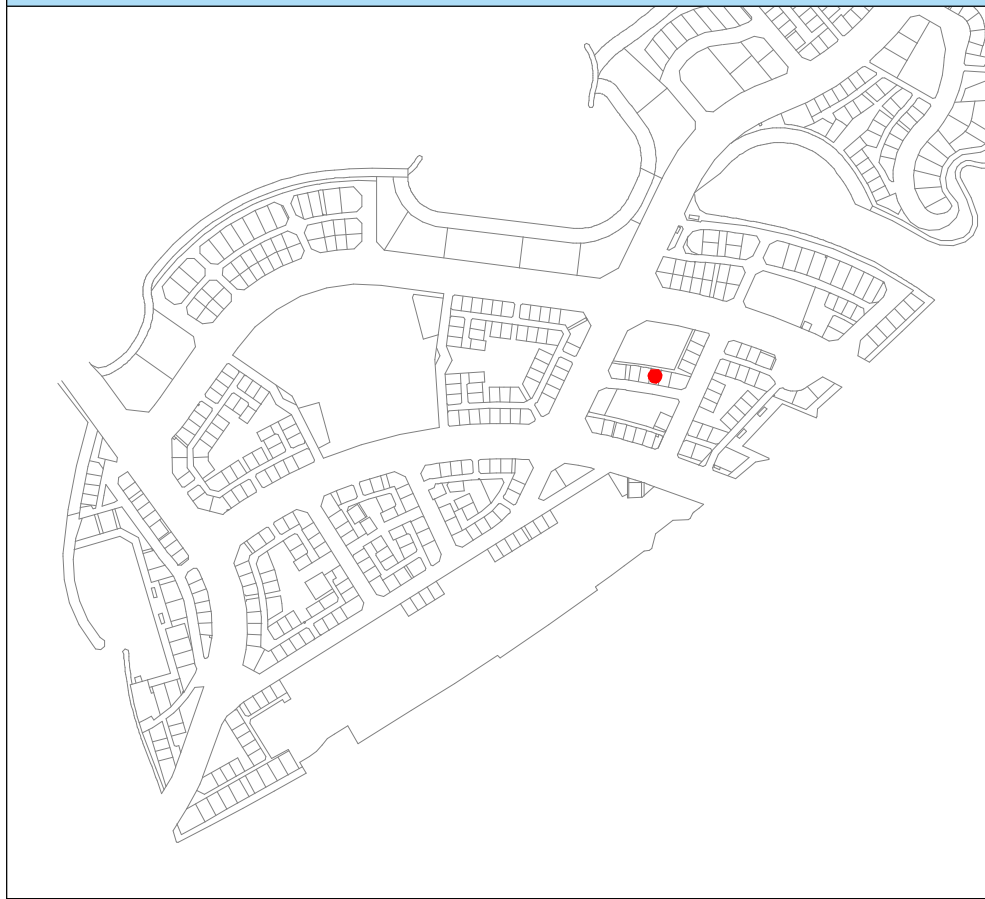
## PLOT PLAN



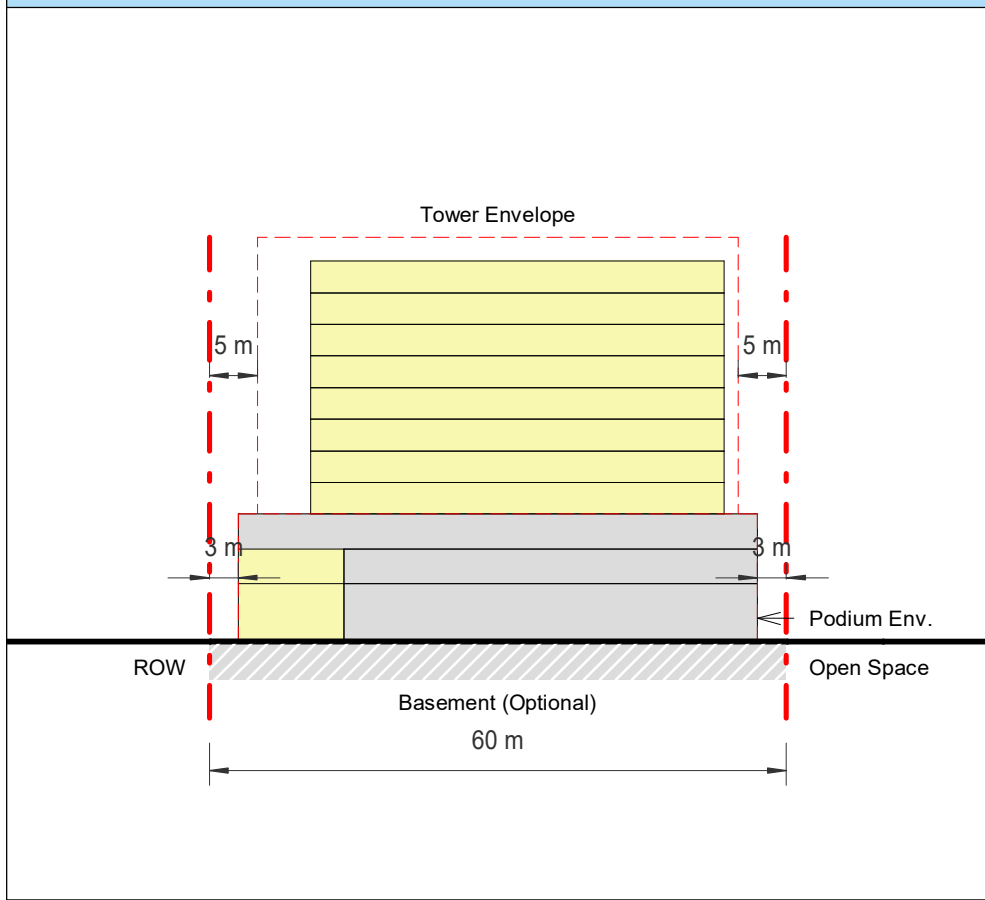
## INDICATIVE MASSING



## MASTER PLAN



SECTION



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,436 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,624 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities
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- 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

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- 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

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- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

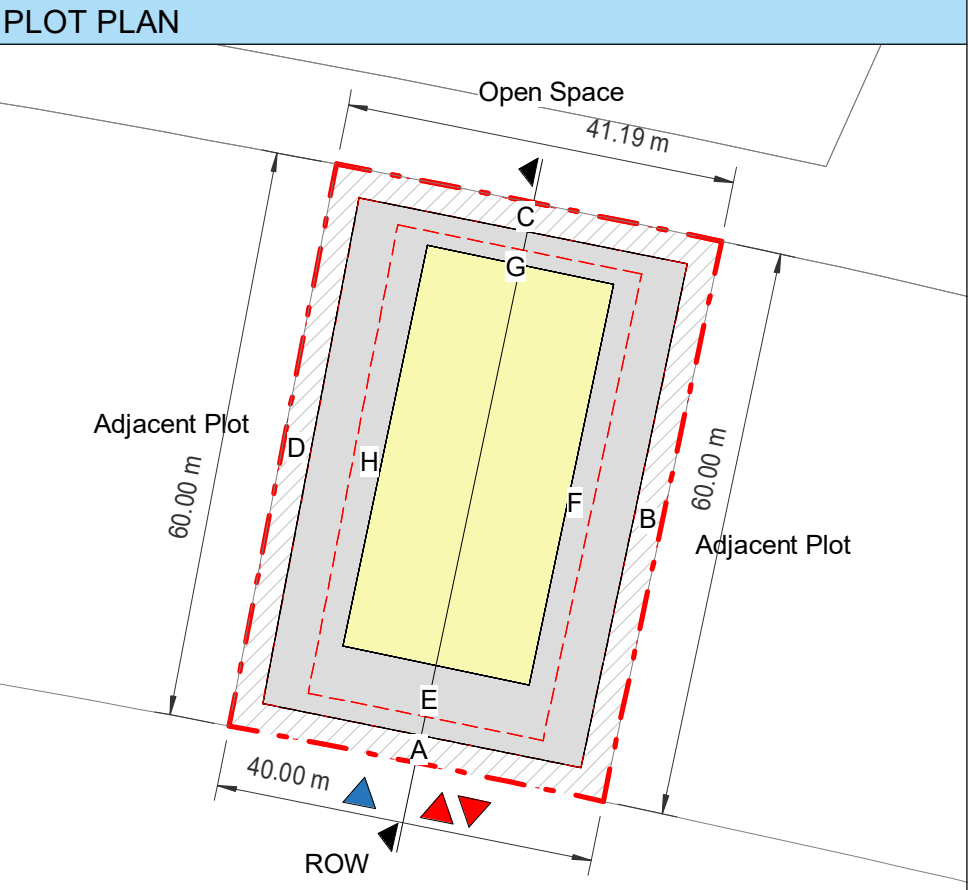
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

Notes:

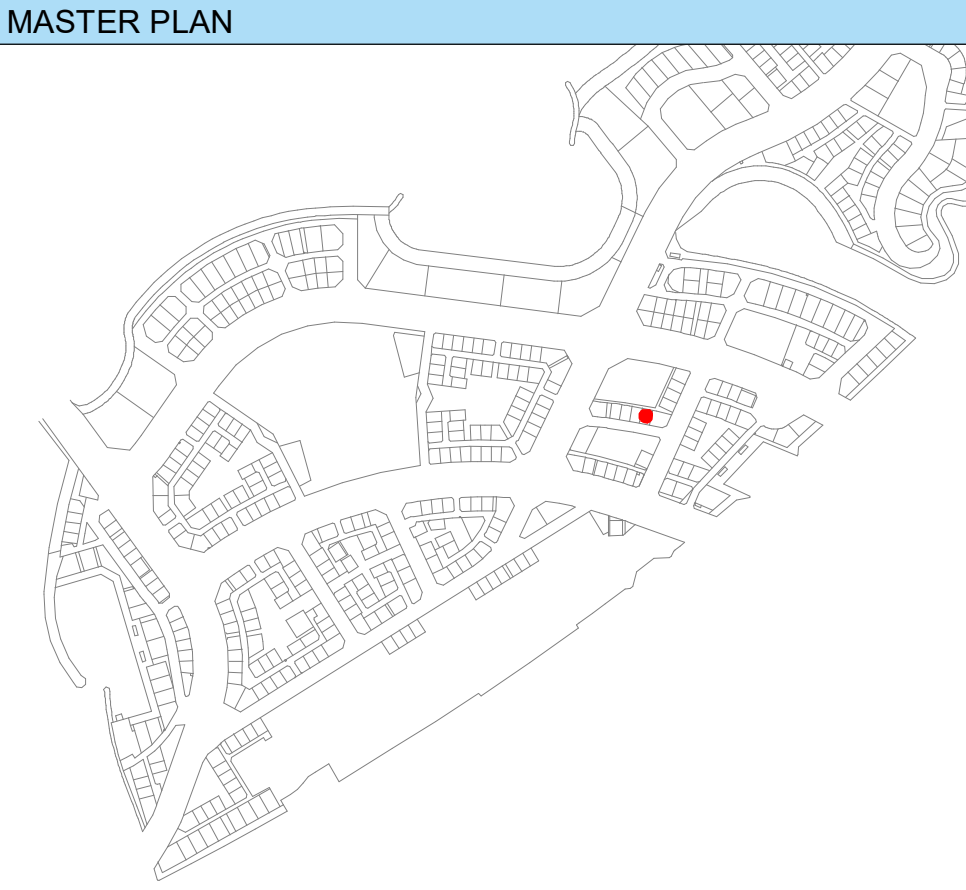
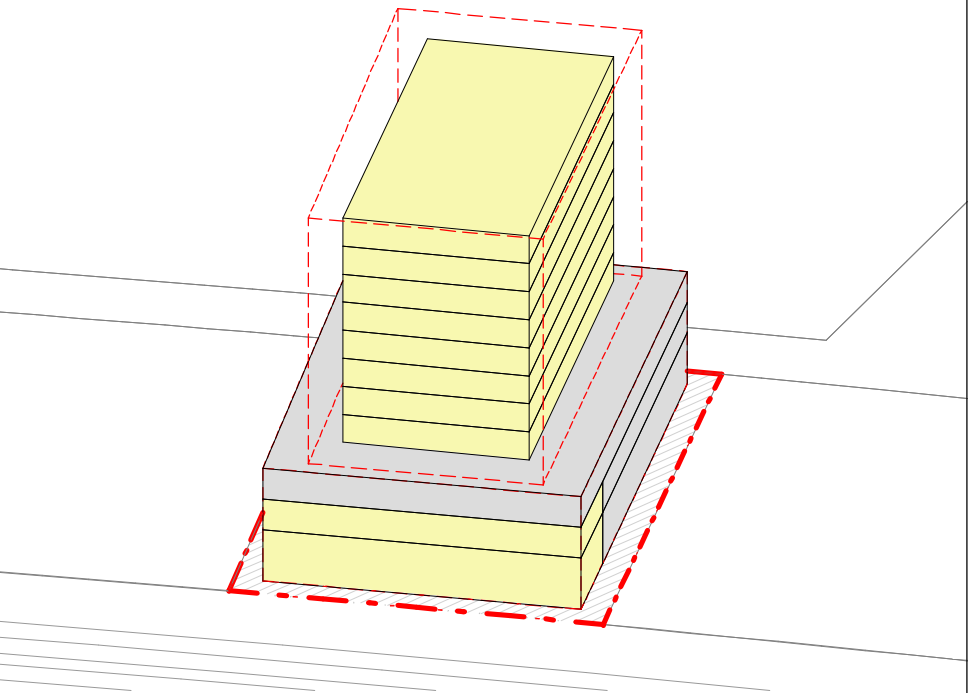
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DIA-RE-0243

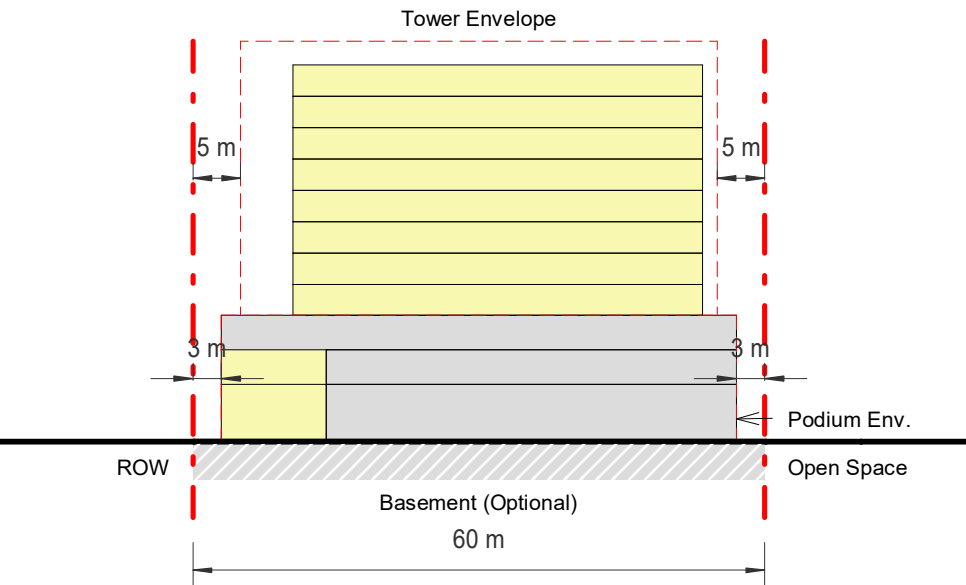
RESIDENTIAL (APARTMENT)



## INDICATIVE MASSING



## SECTION



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,207 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	13,169 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
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### 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

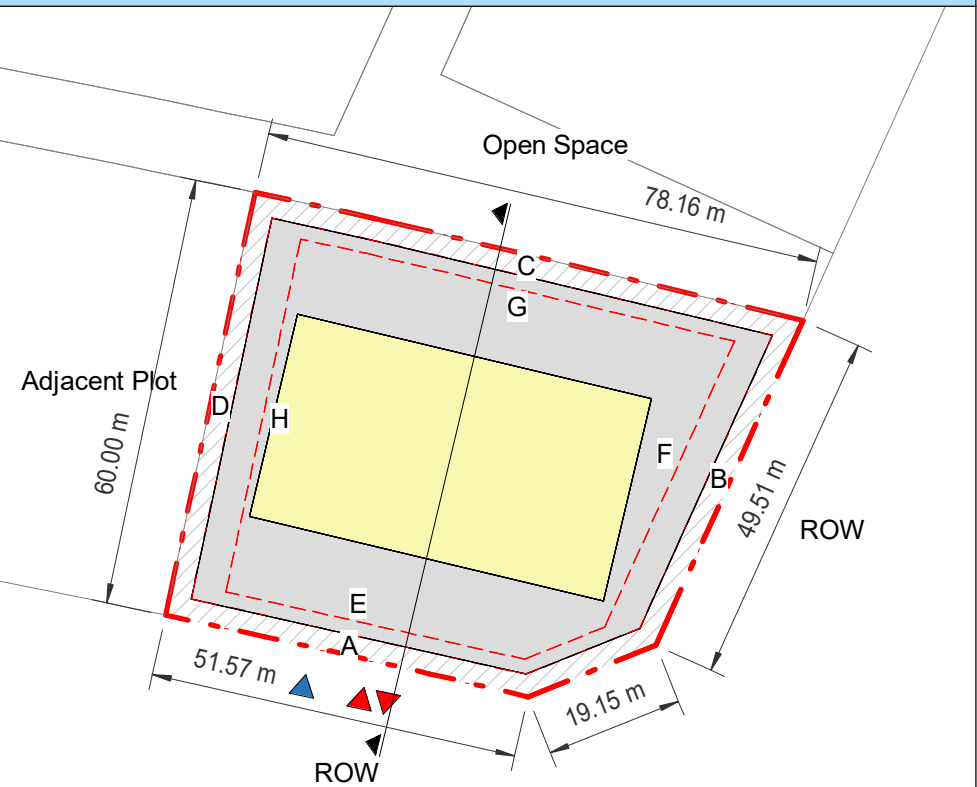
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- Notes:
- FAR excludes all external areas and uncovered or unenclosed 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.

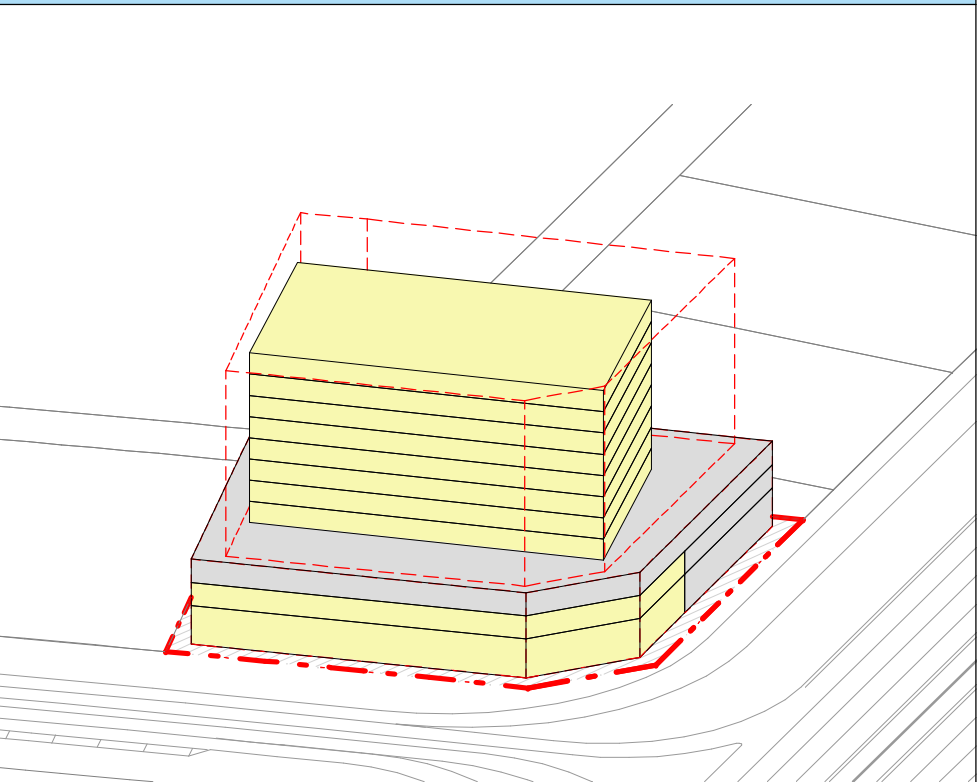
DIA-RE-0244

RESIDENTIAL (APARTMENT)

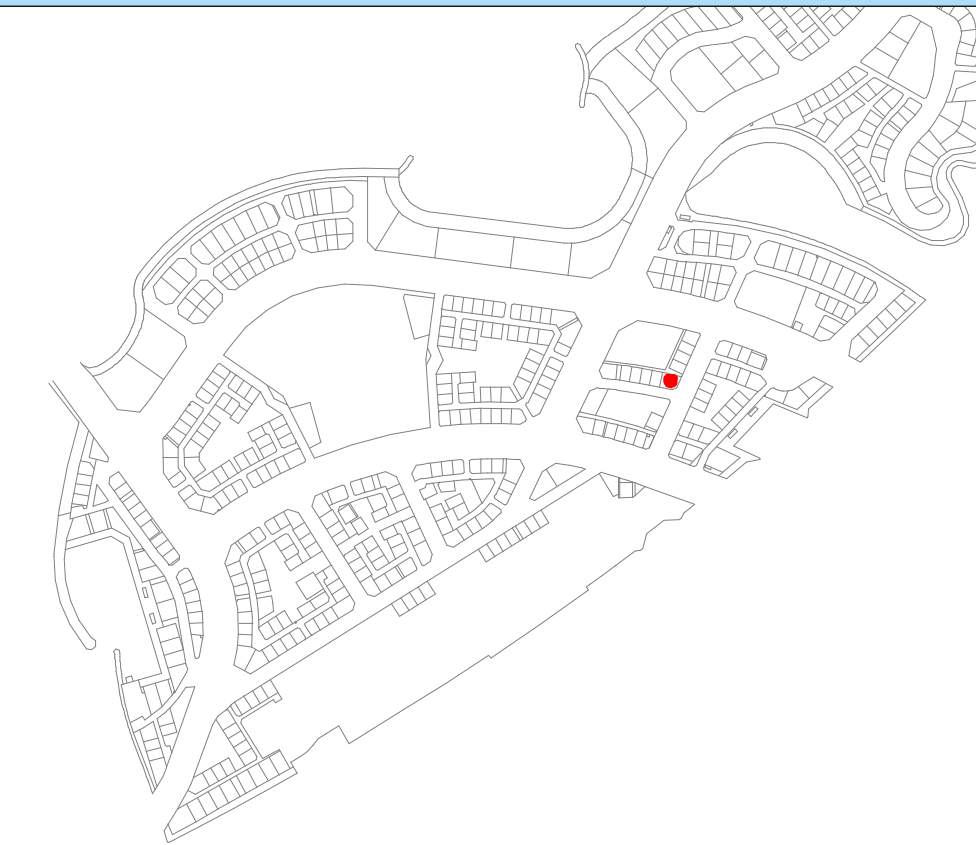
## PLOT PLAN



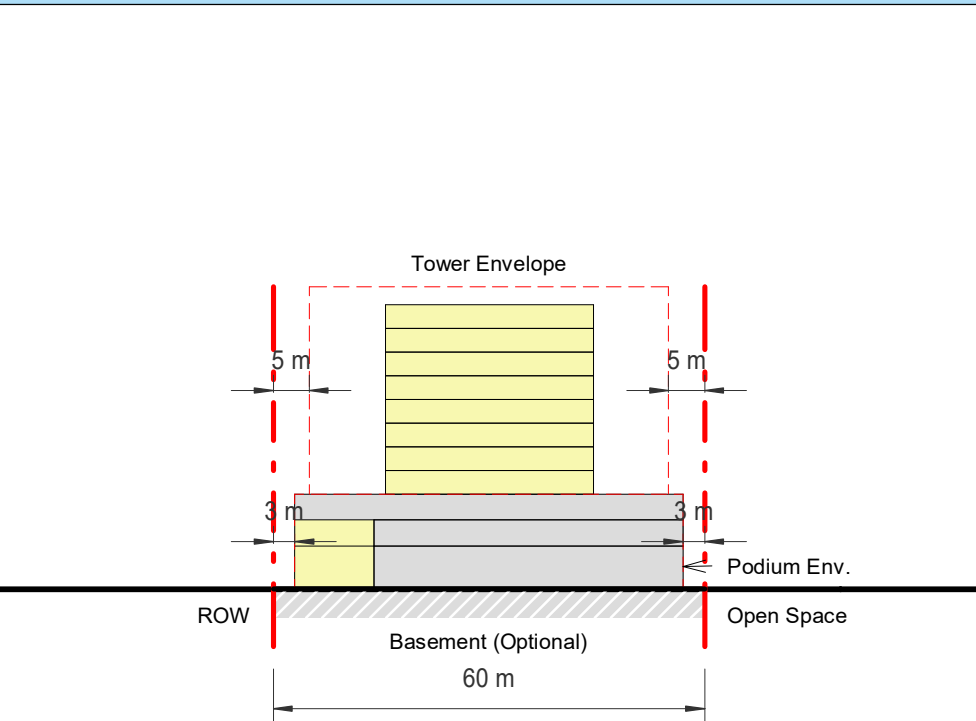
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,395 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,498 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

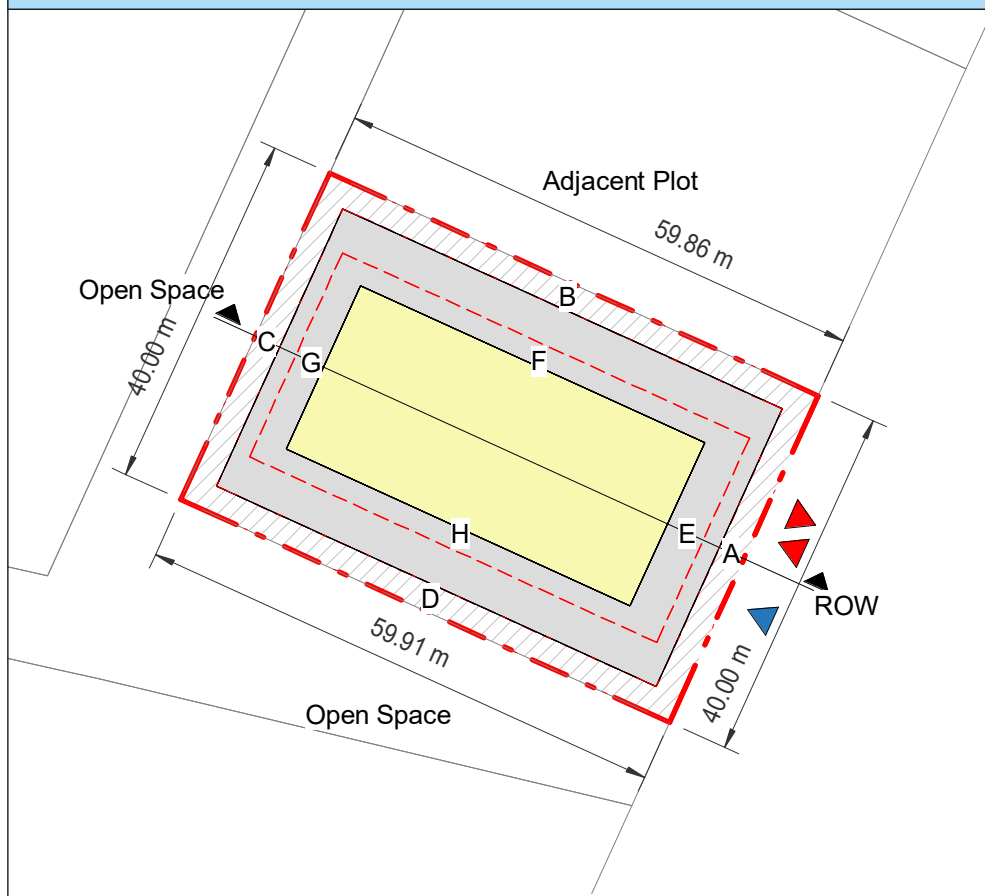
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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.
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- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

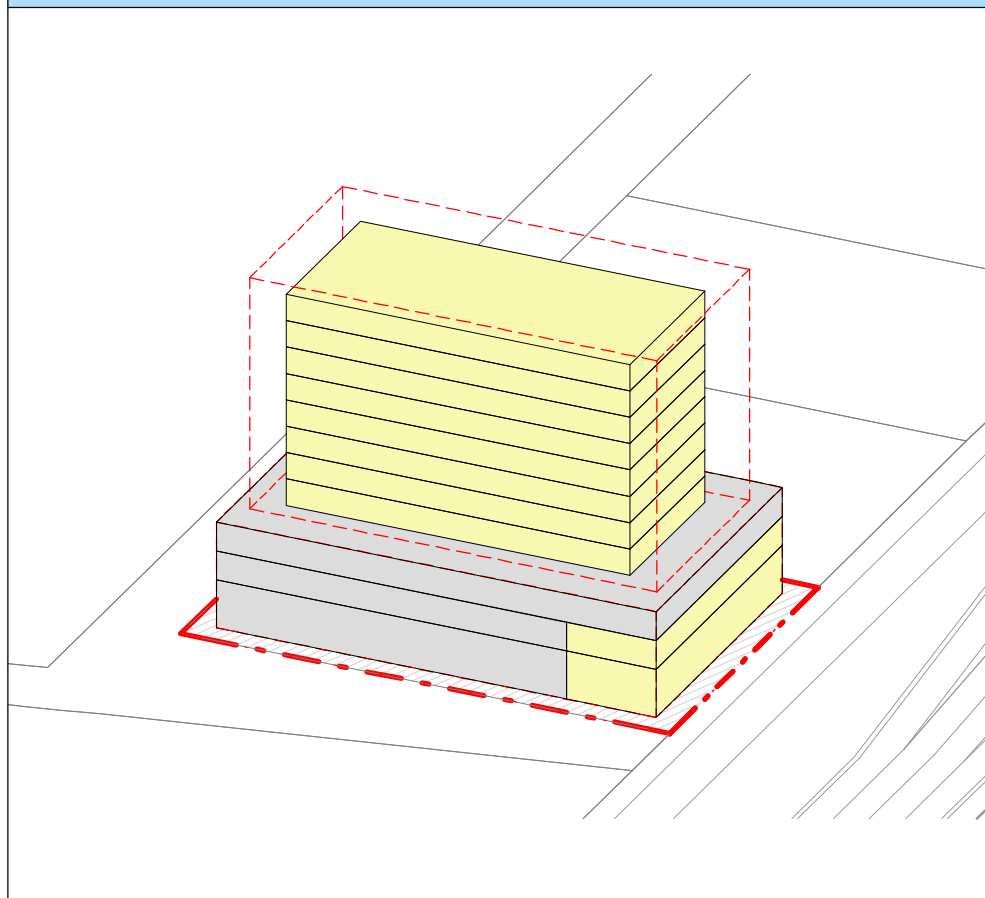
DIA-RE-0245

RESIDENTIAL (APARTMENT)

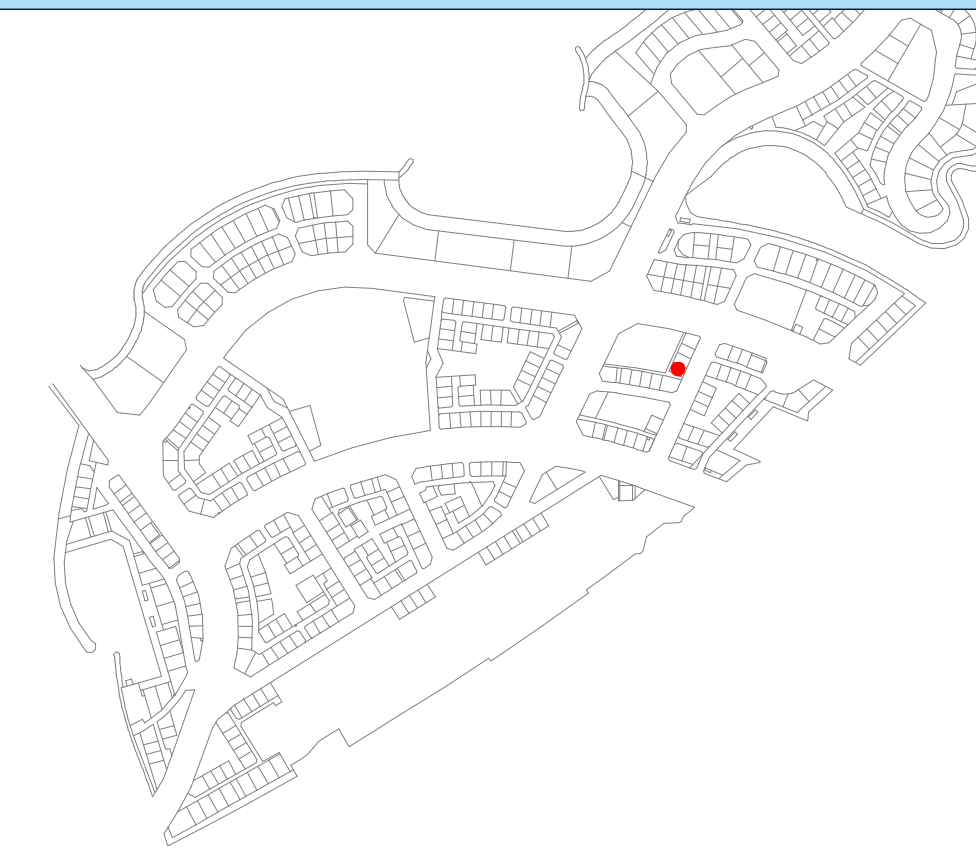
## PLOT PLAN



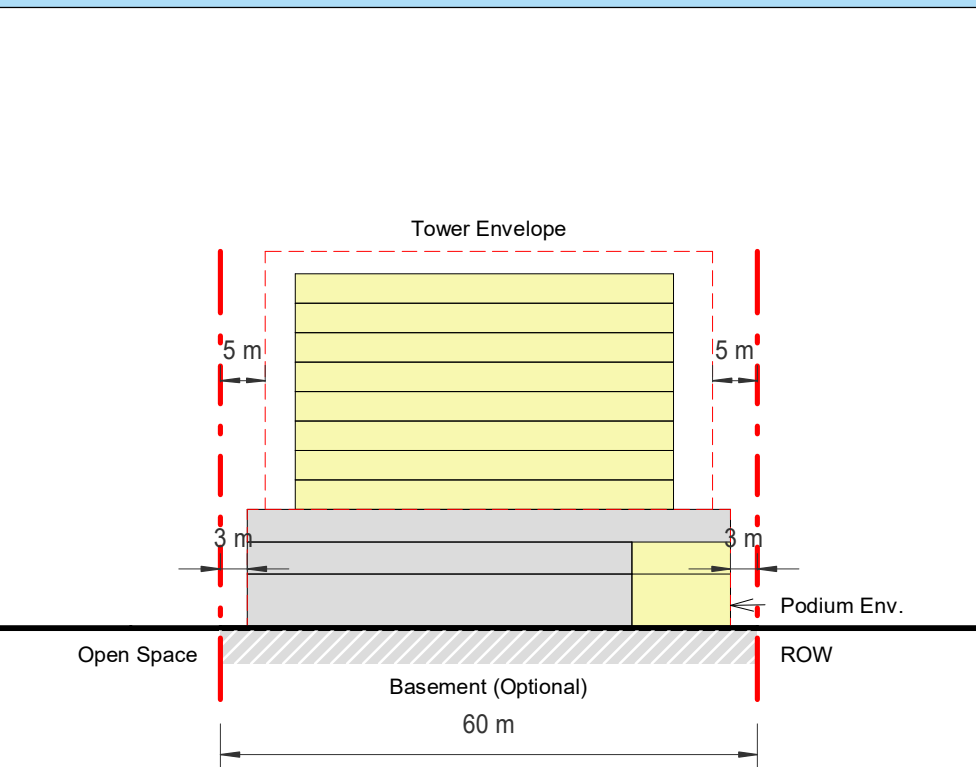
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,393 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,490 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

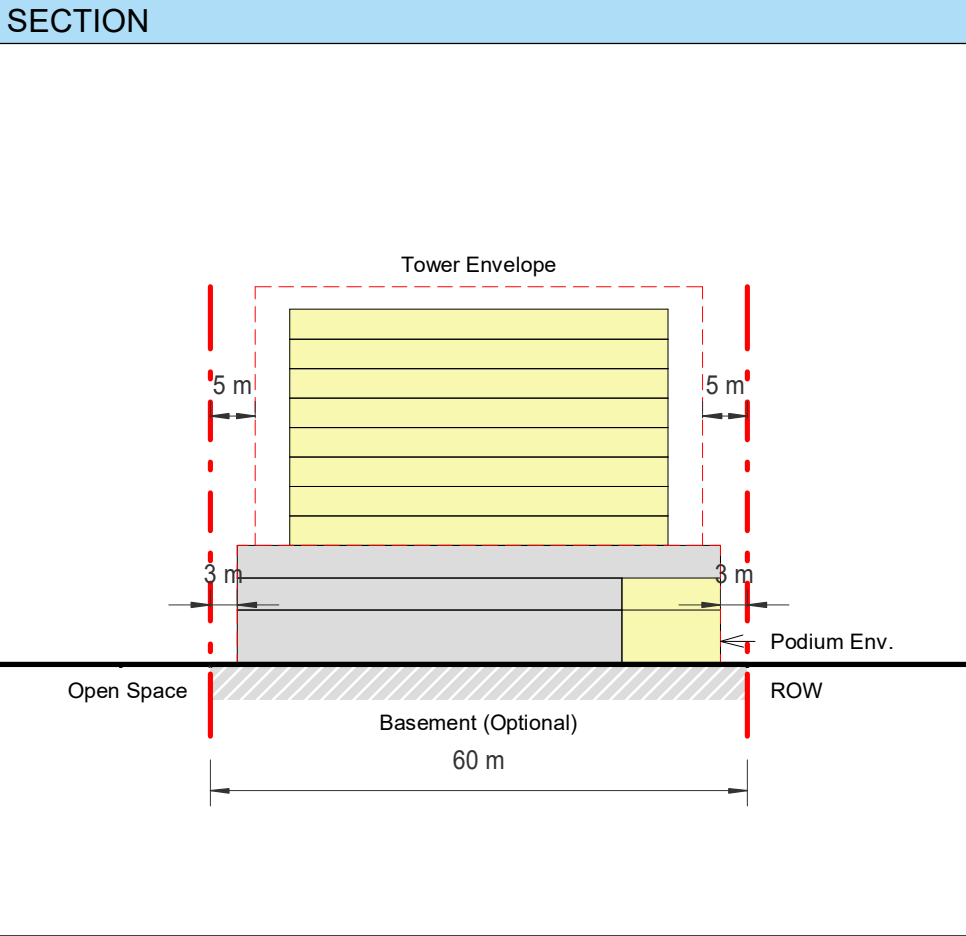
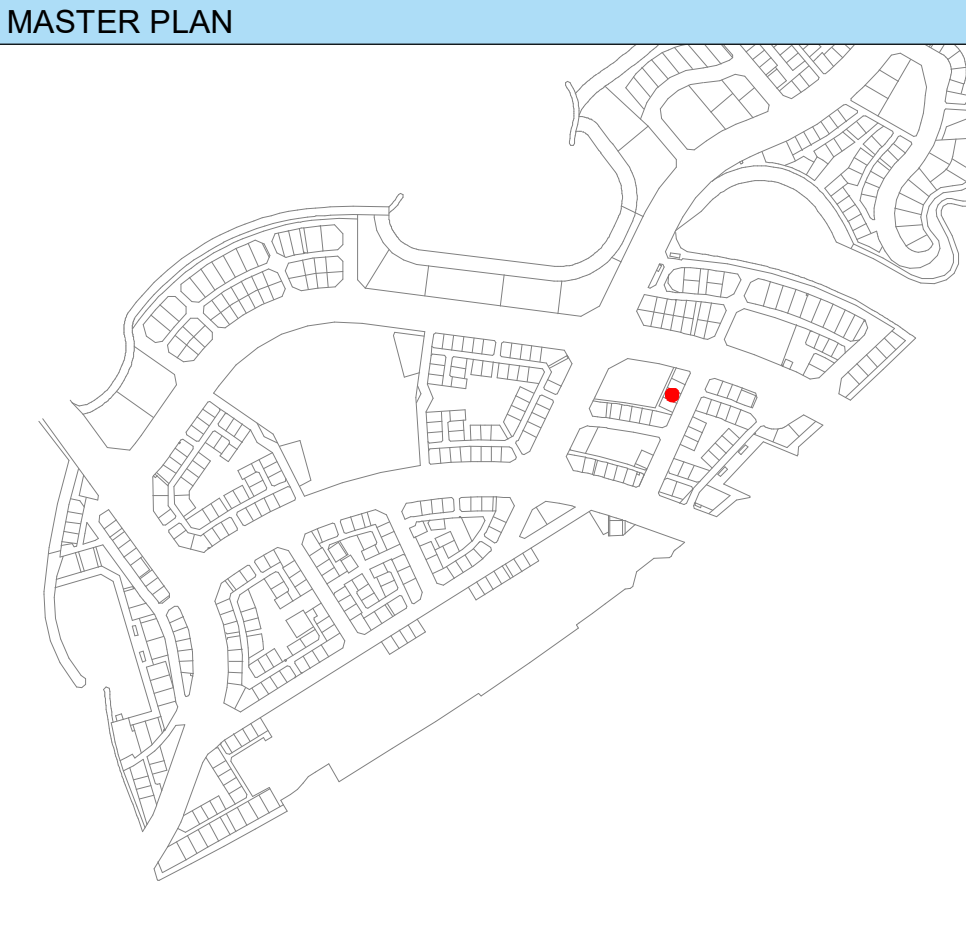
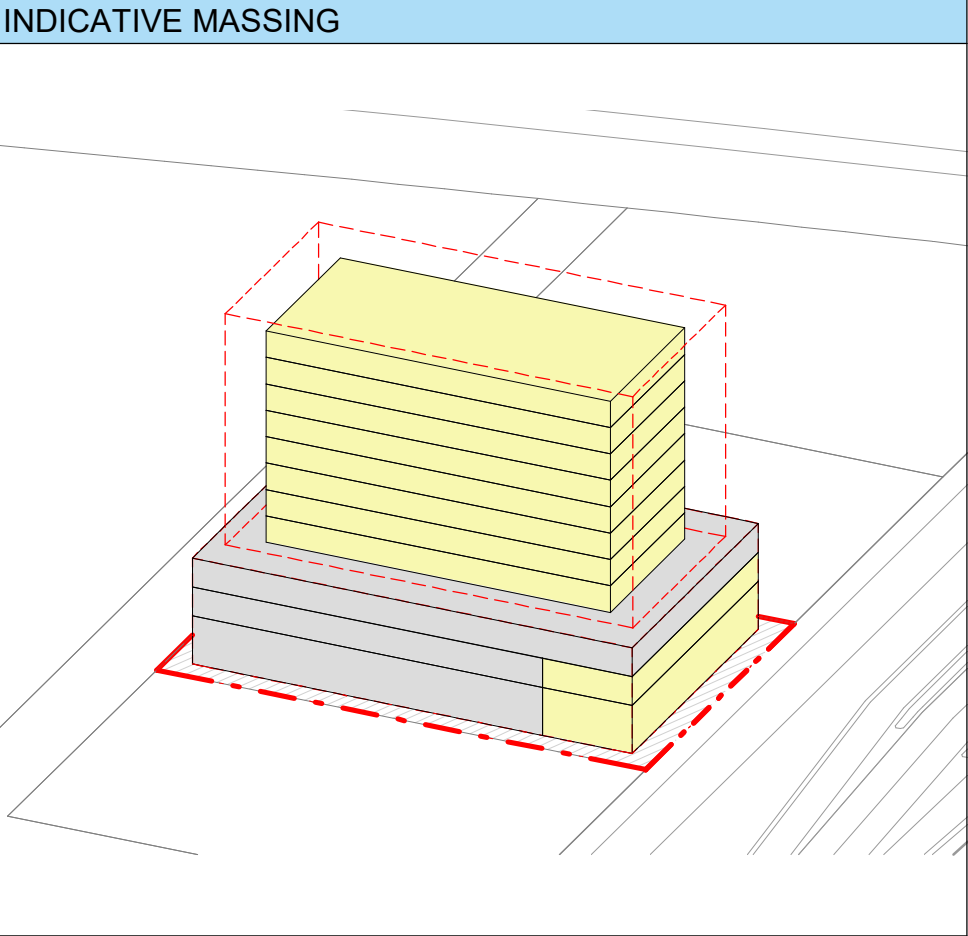
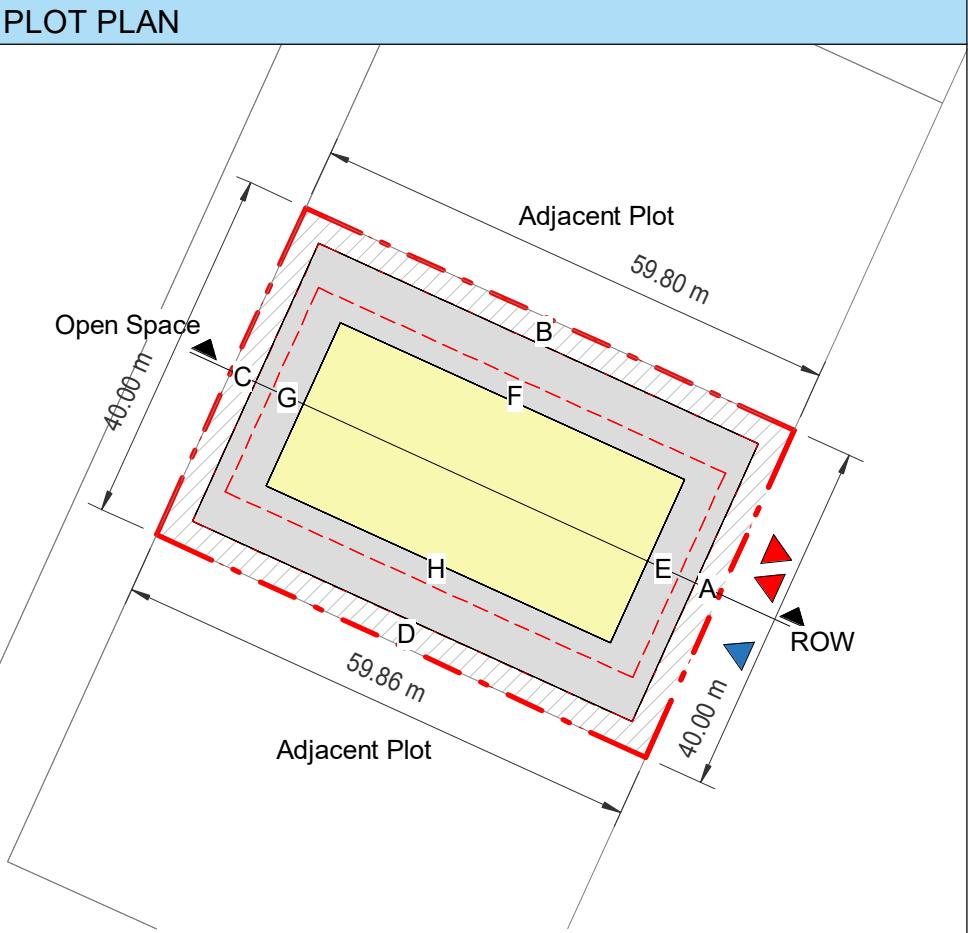
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
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DIA-RE-0246

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,391 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,483 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

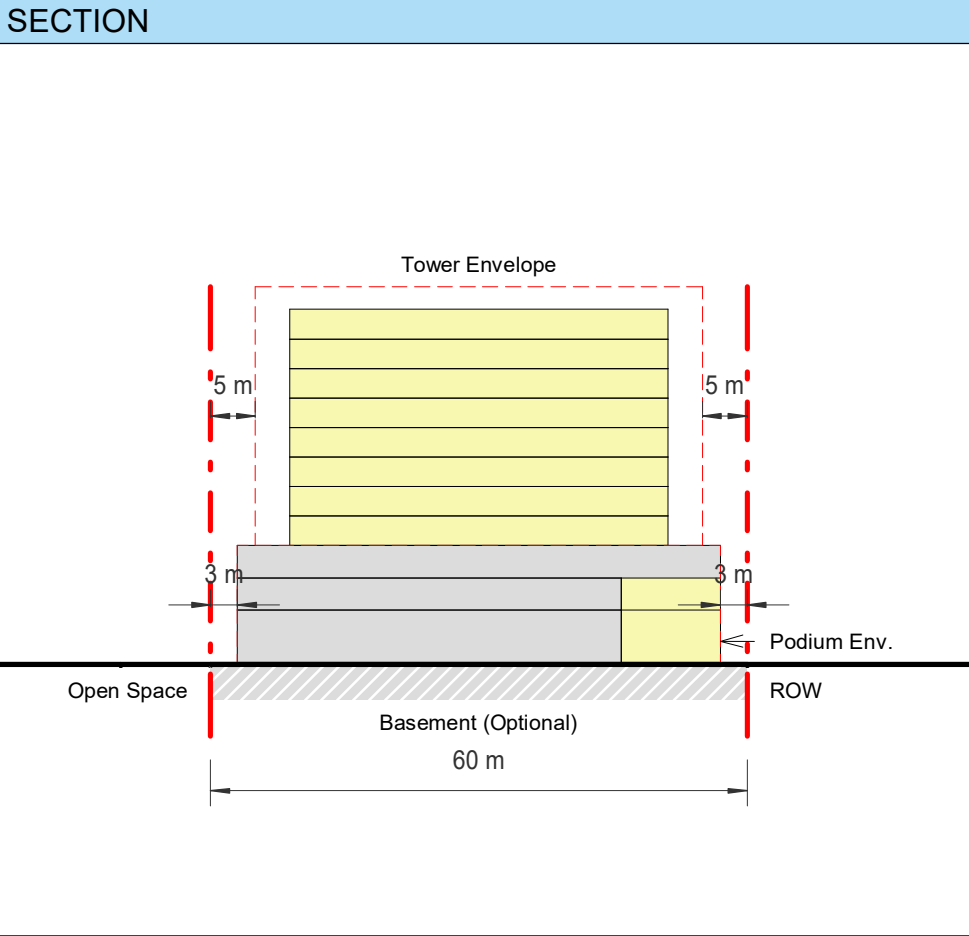
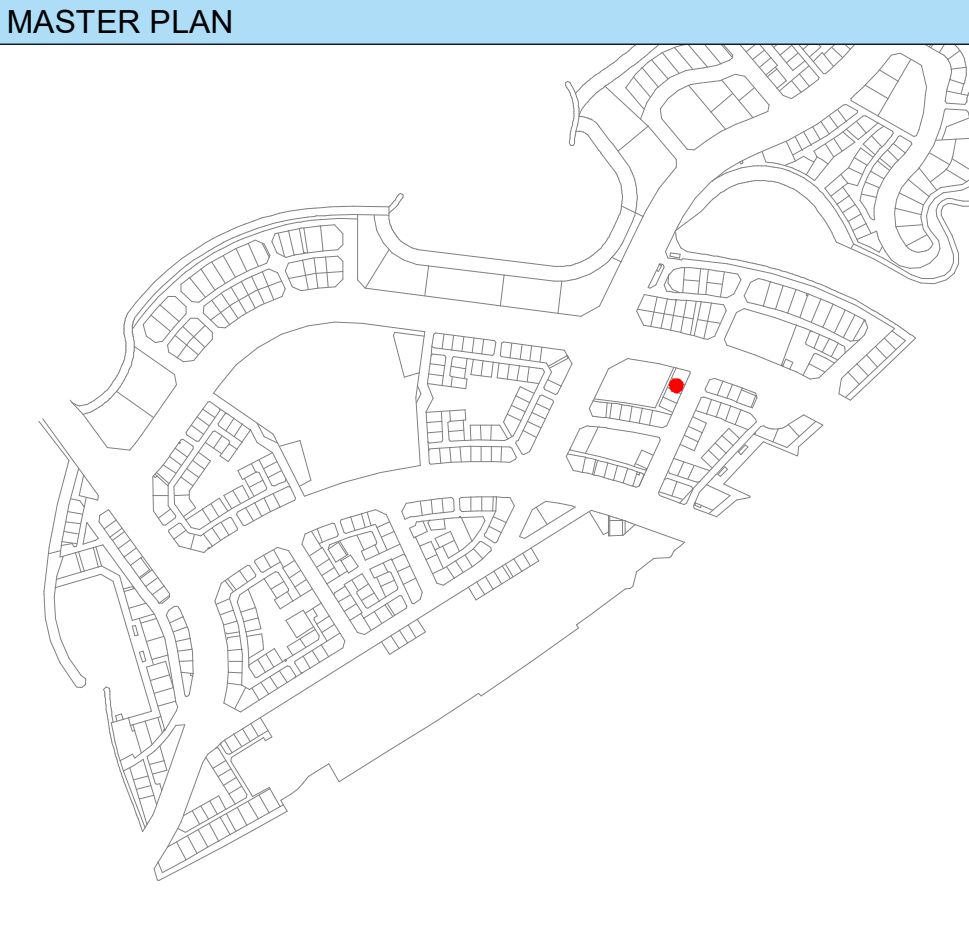
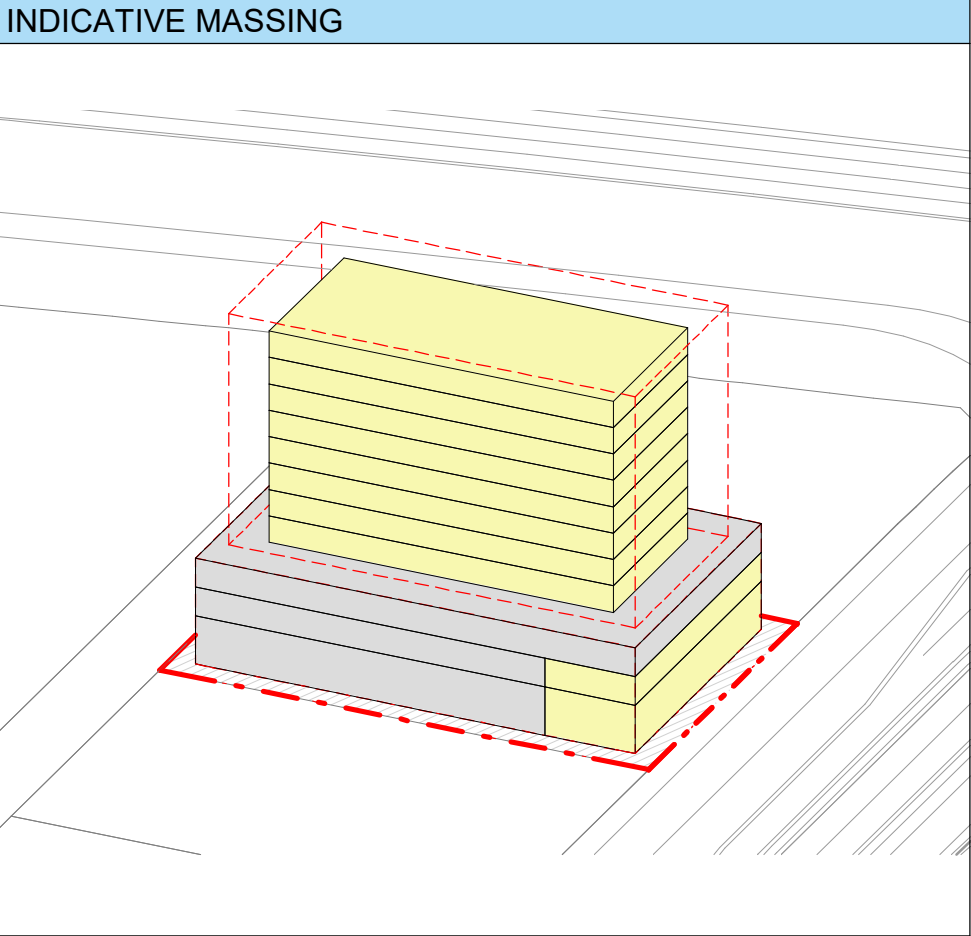
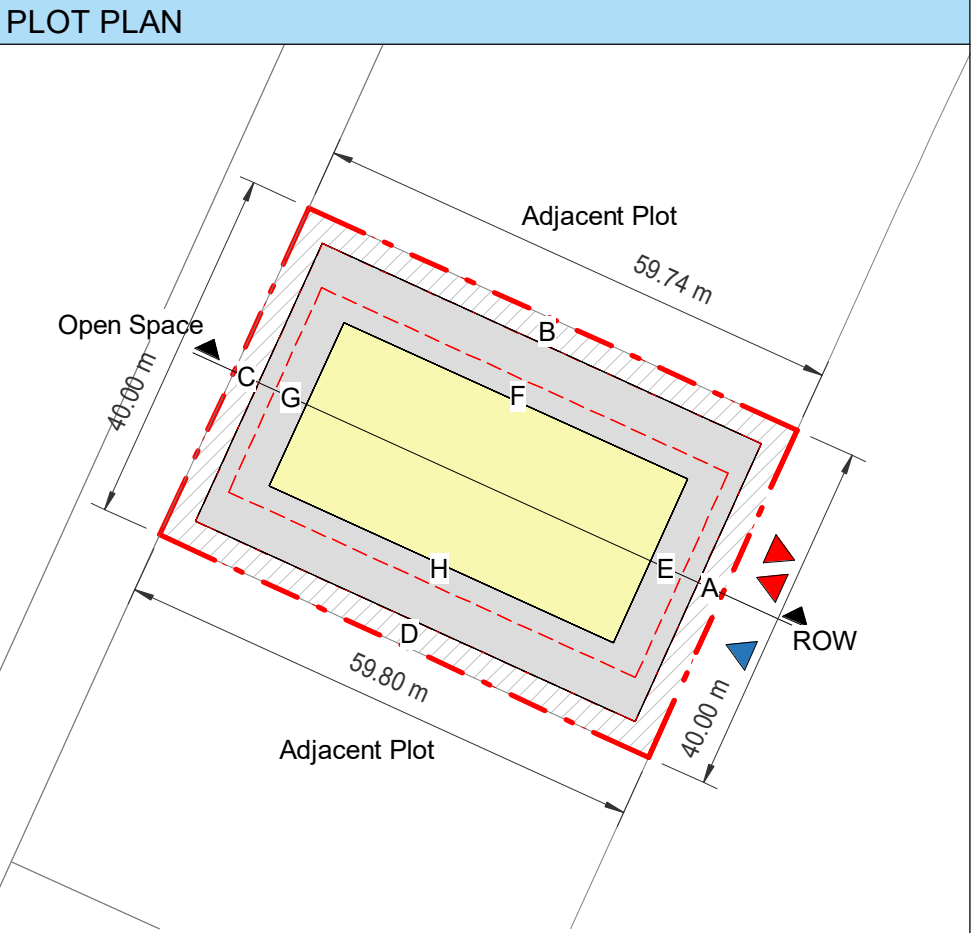
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0247

RESIDENTIAL (APARTMENT)



## Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,091 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,674 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="546 1247 777 1270" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

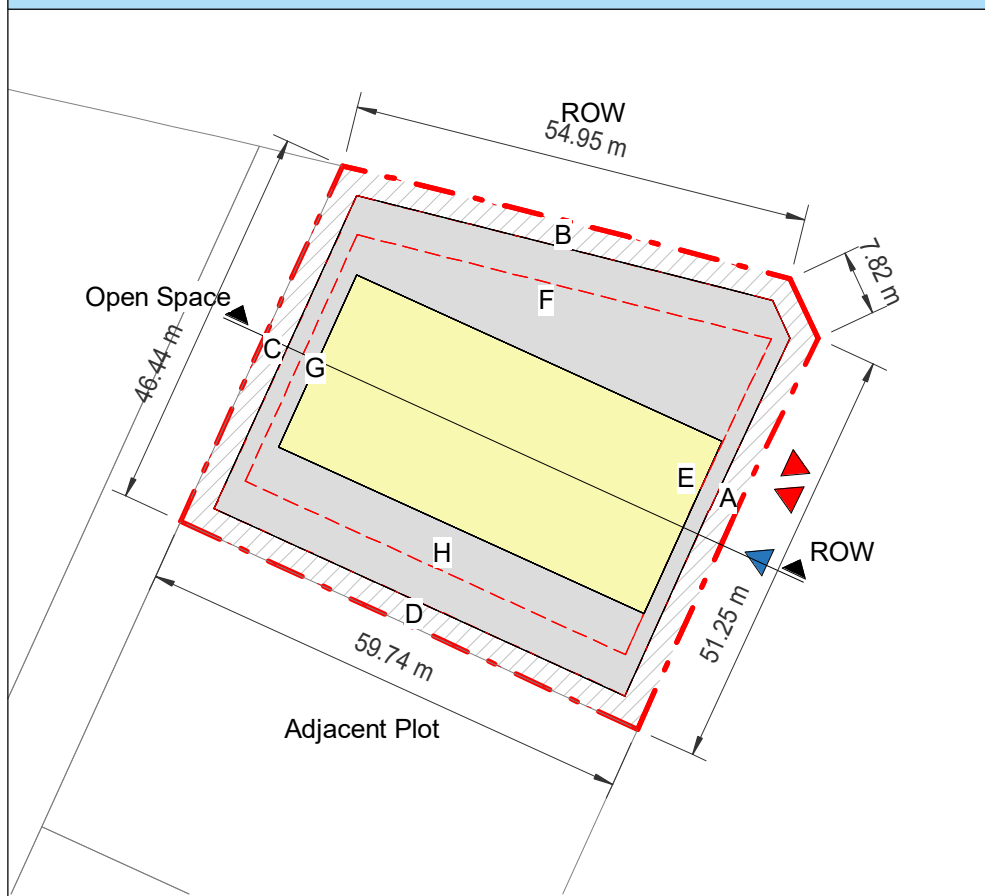
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
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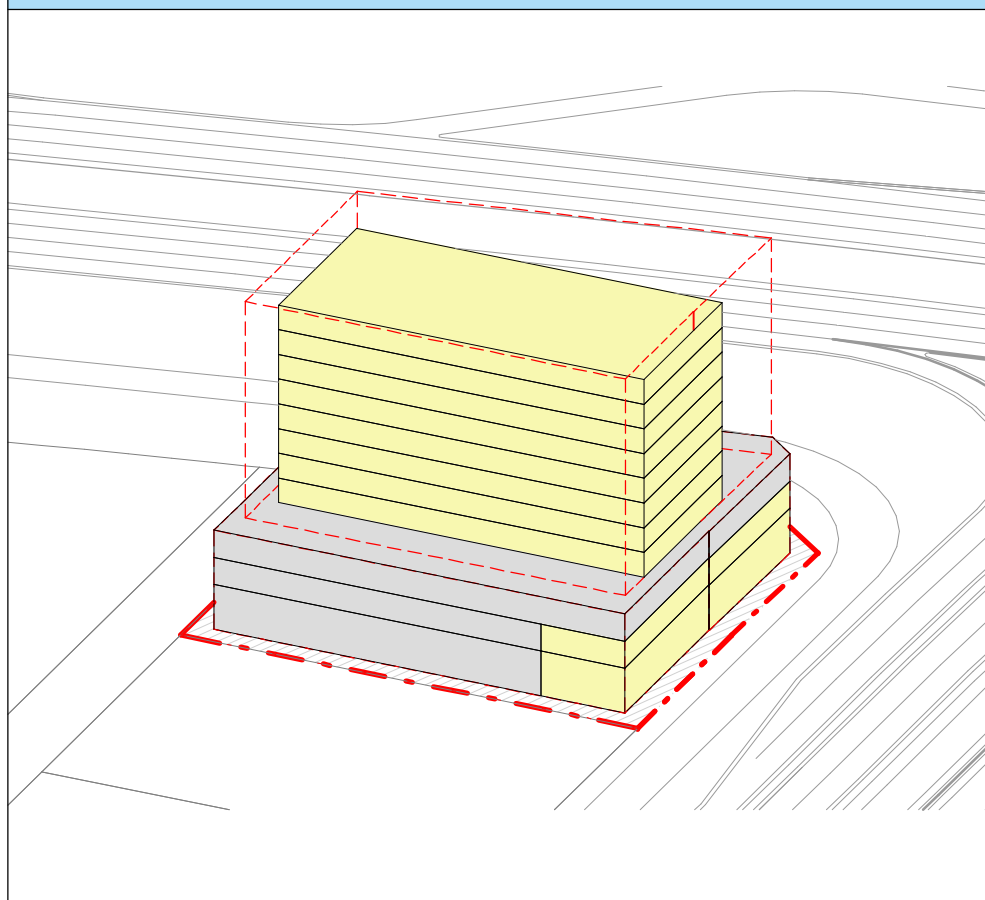
DIA-RE-0248

RESIDENTIAL (APARTMENT)

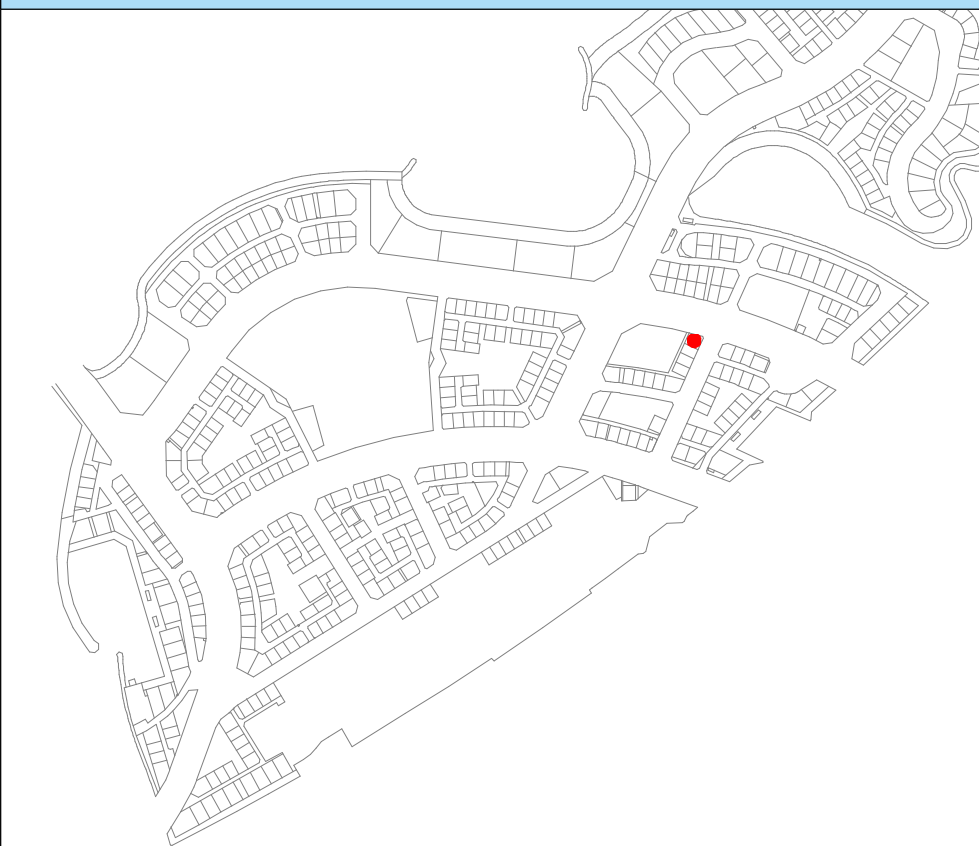
## PLOT PLAN



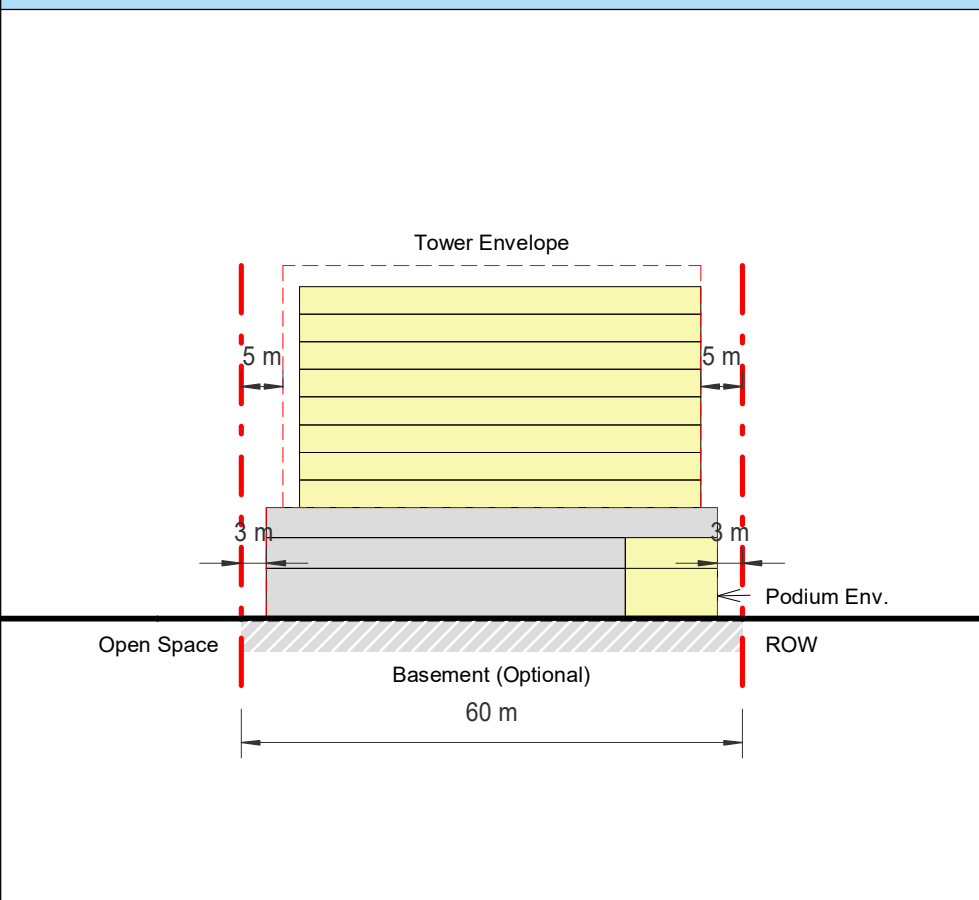
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	5,245 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	16,418 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

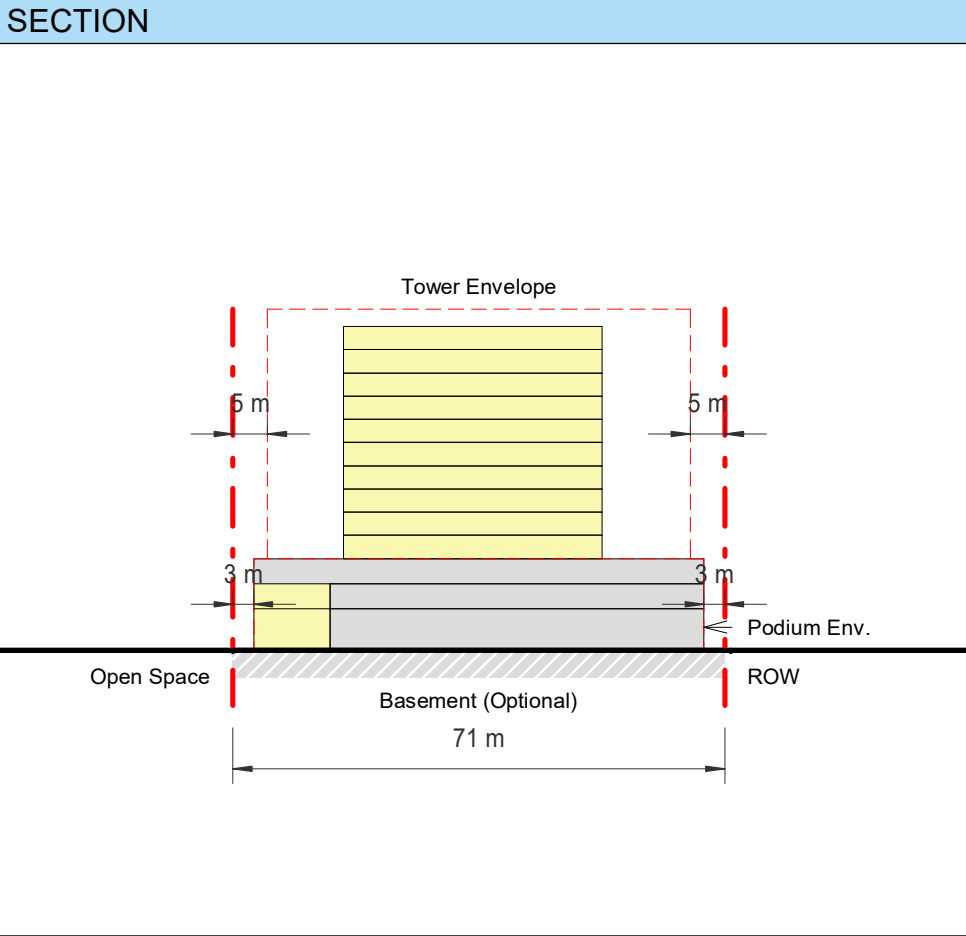
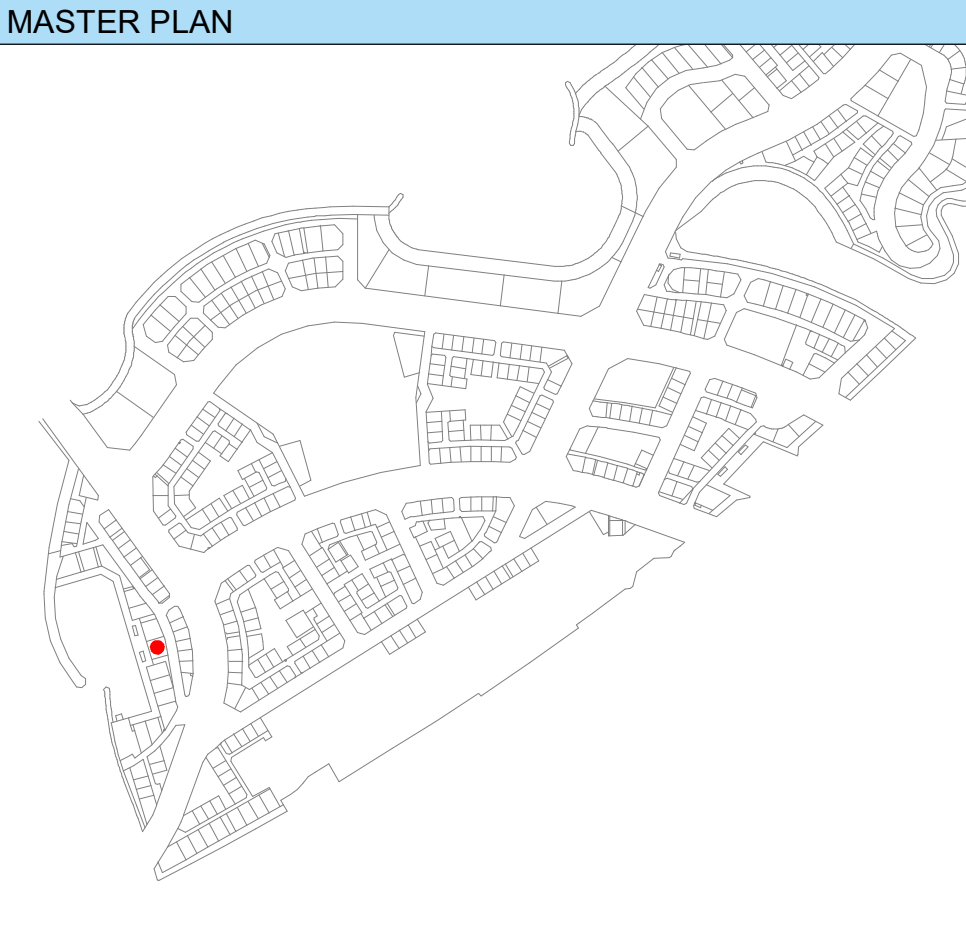
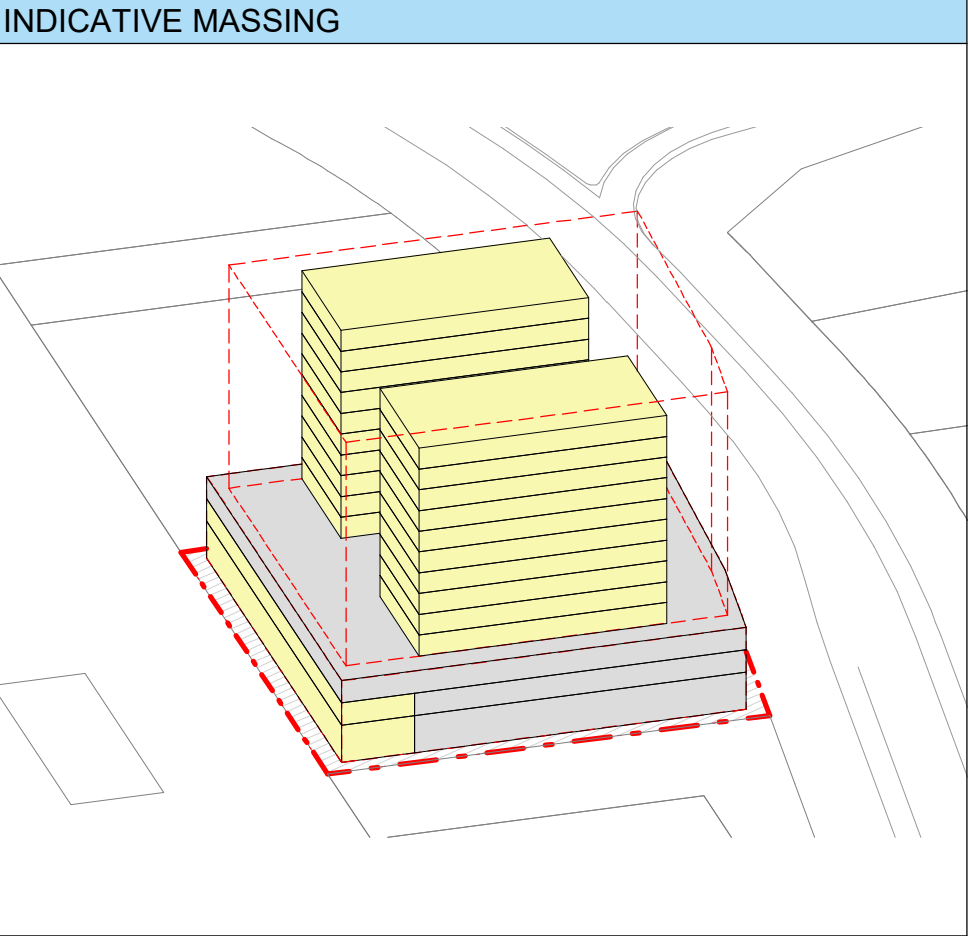
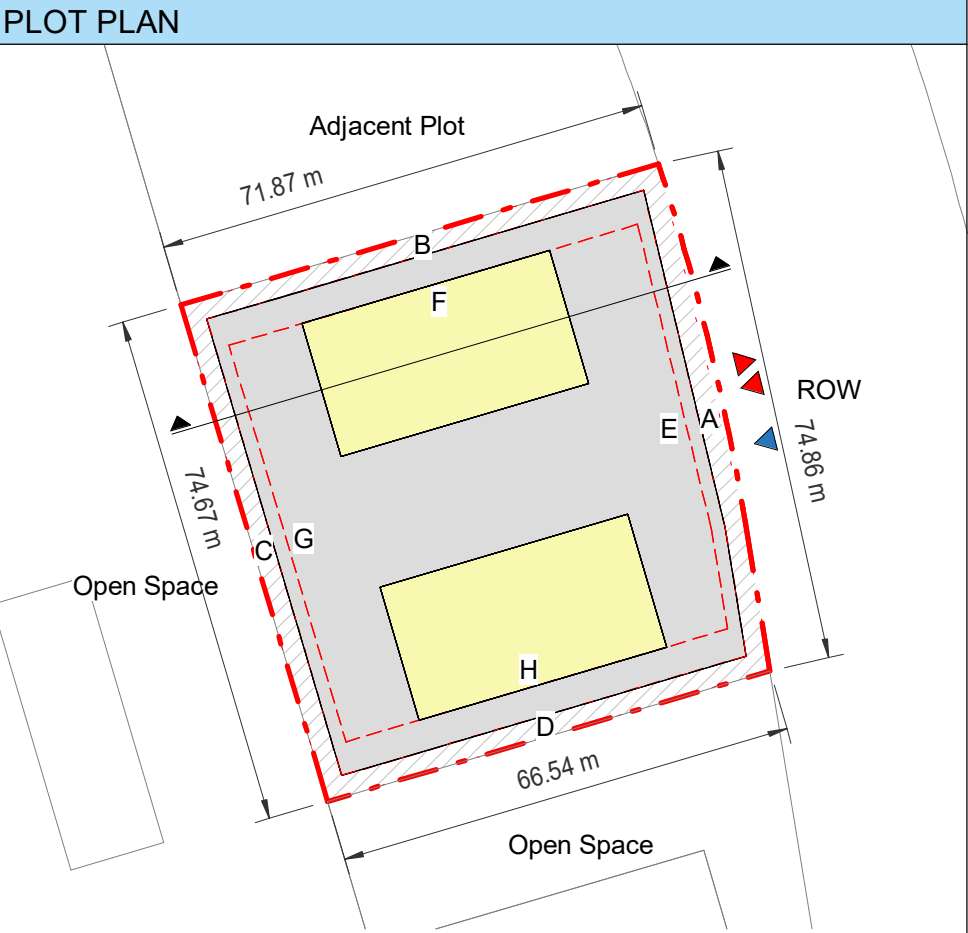
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0286

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	5,252 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	16,439 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

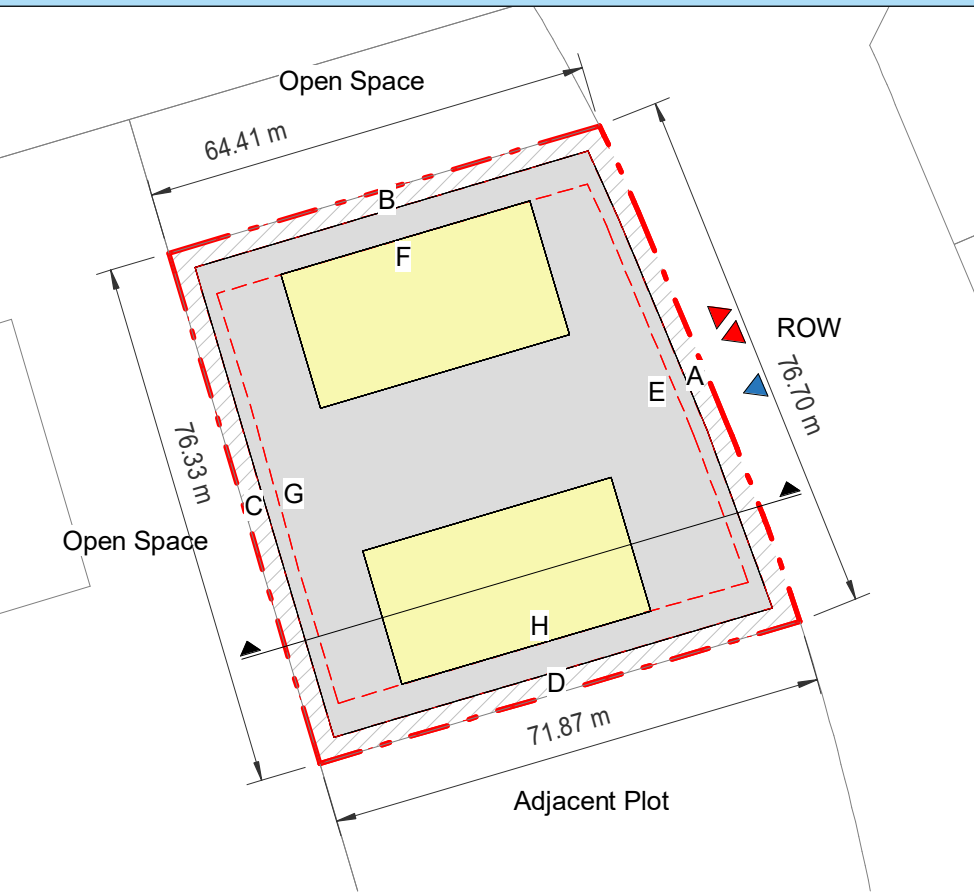
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

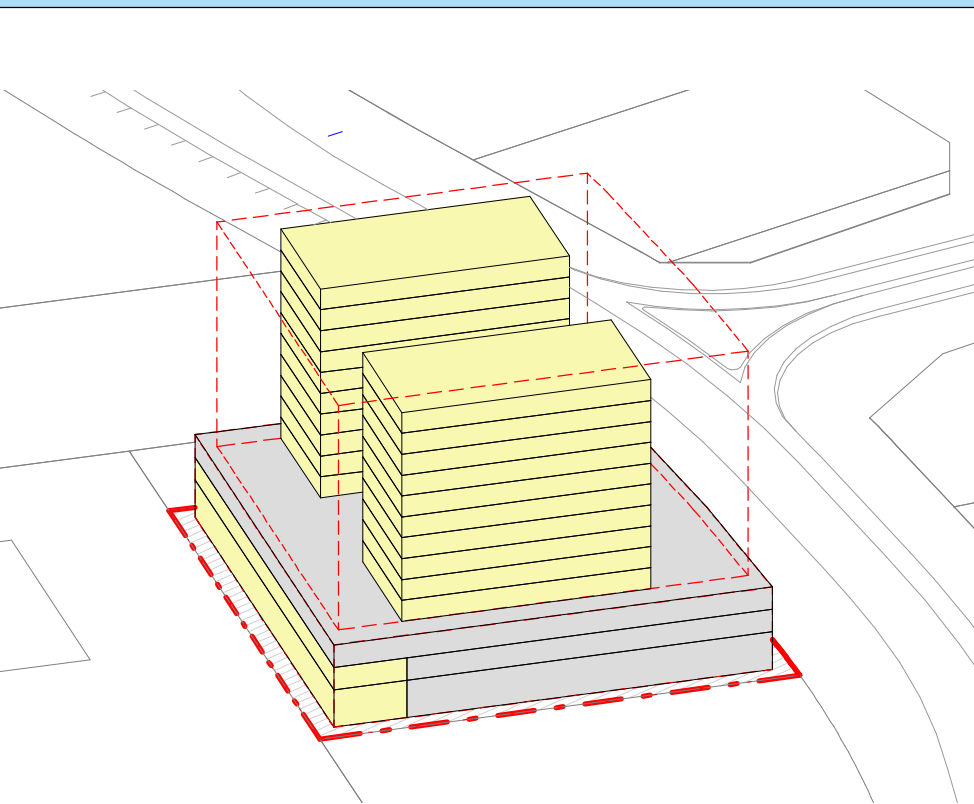
DIA-RE-0287

RESIDENTIAL (APARTMENT)

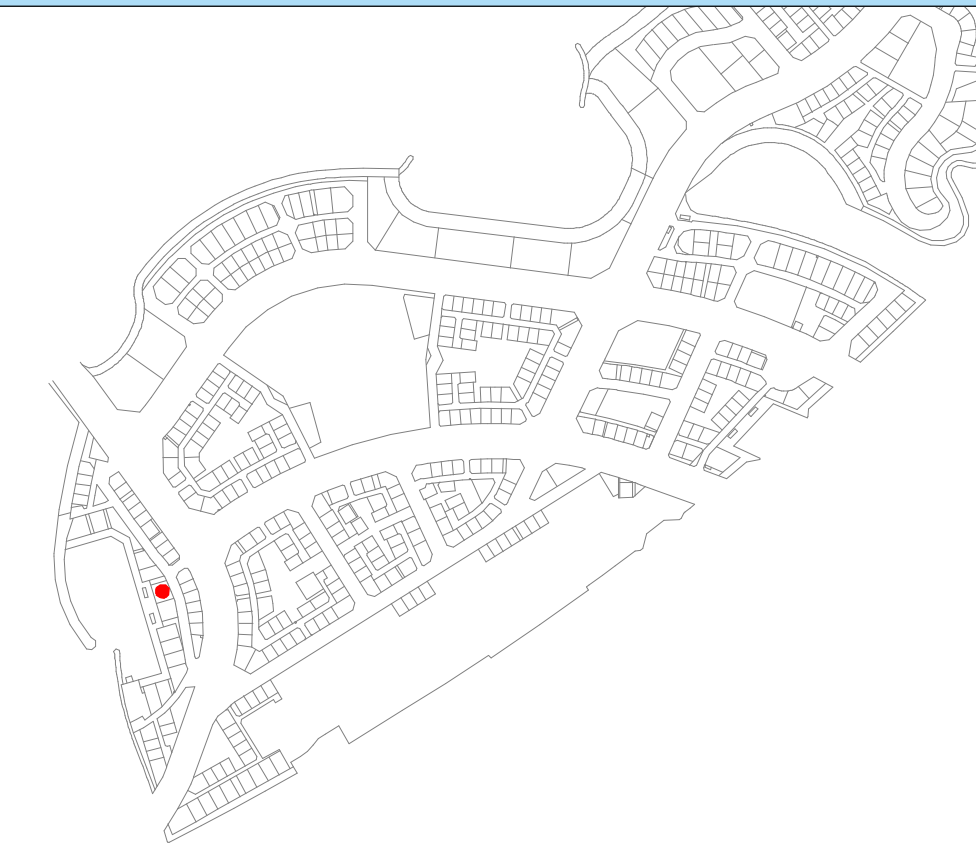
## PLOT PLAN



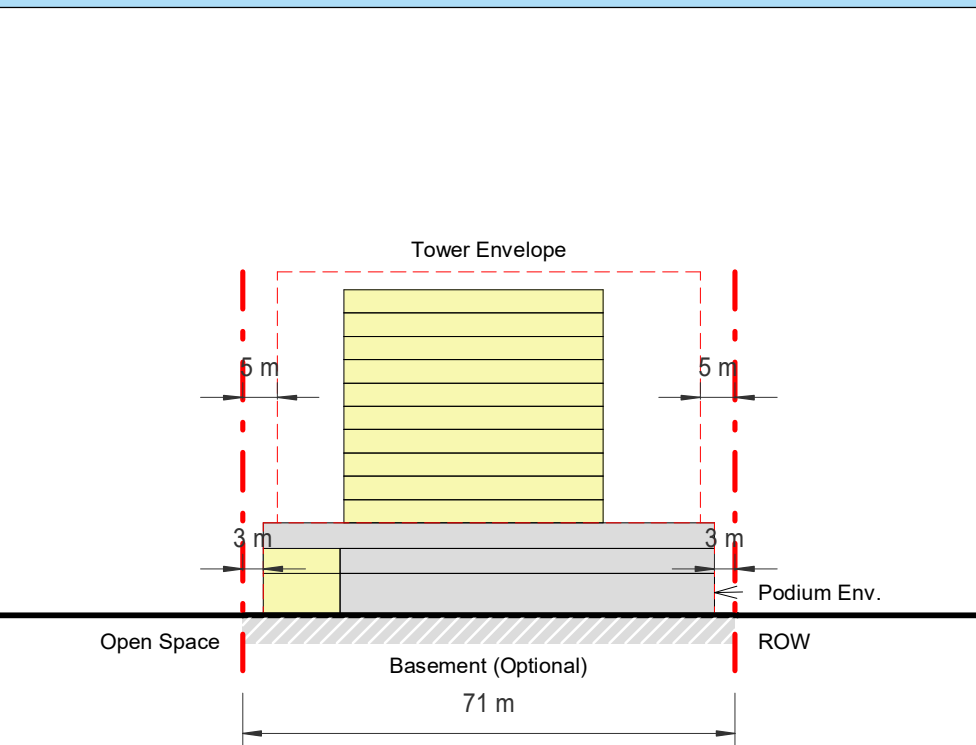
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,442 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,644 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = <math>BUA^* \div \text{Minimum Av. Unit Area BUA}^*</math>: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

**Notes:**

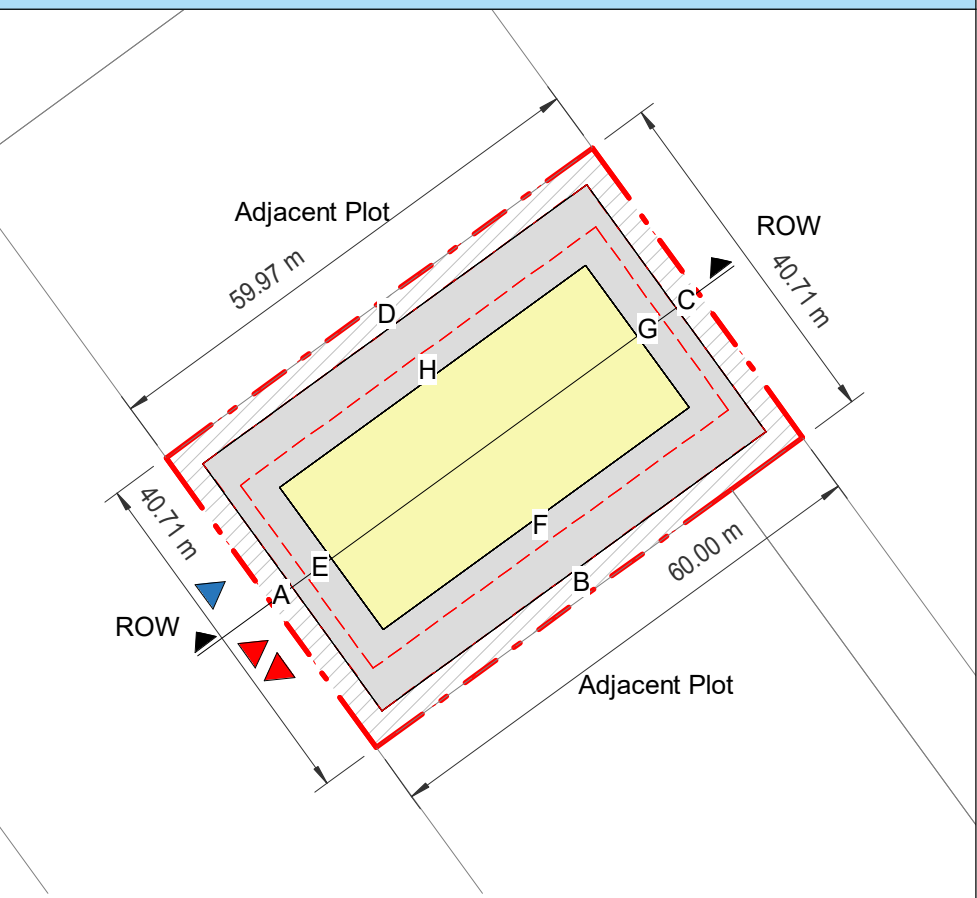
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0292

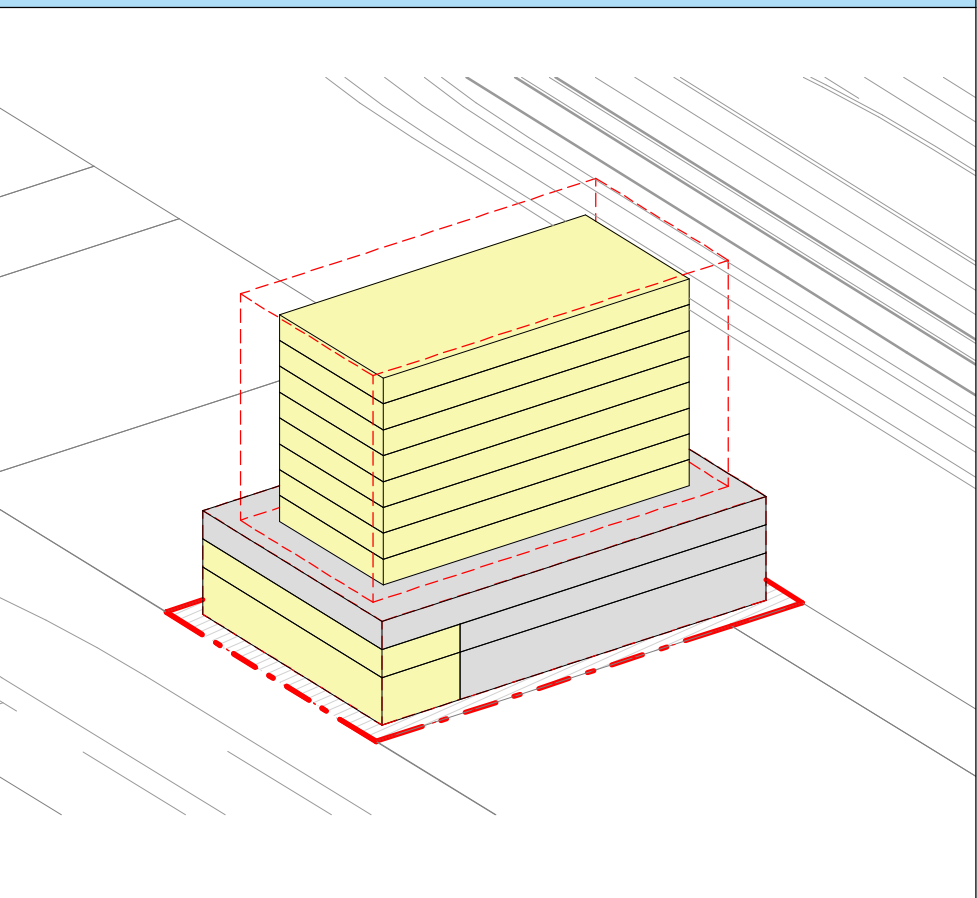
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RESIDENTIAL (APARTMENT)

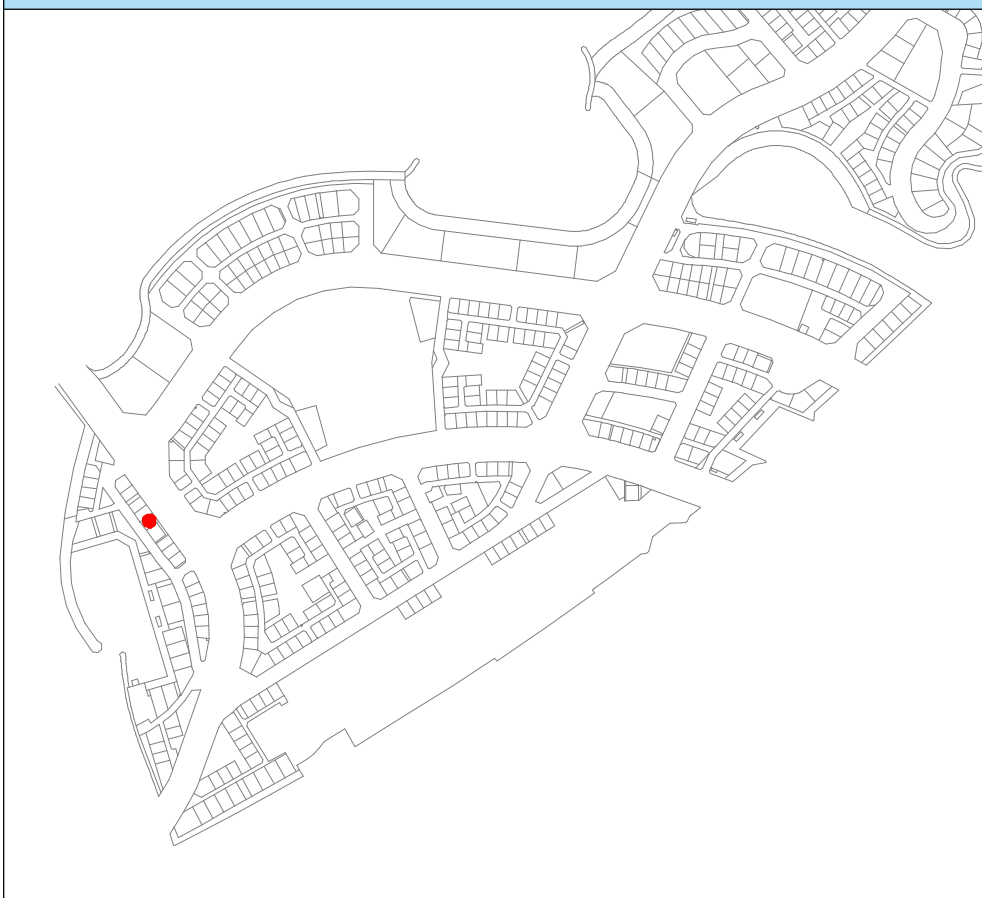
## PLOT PLAN



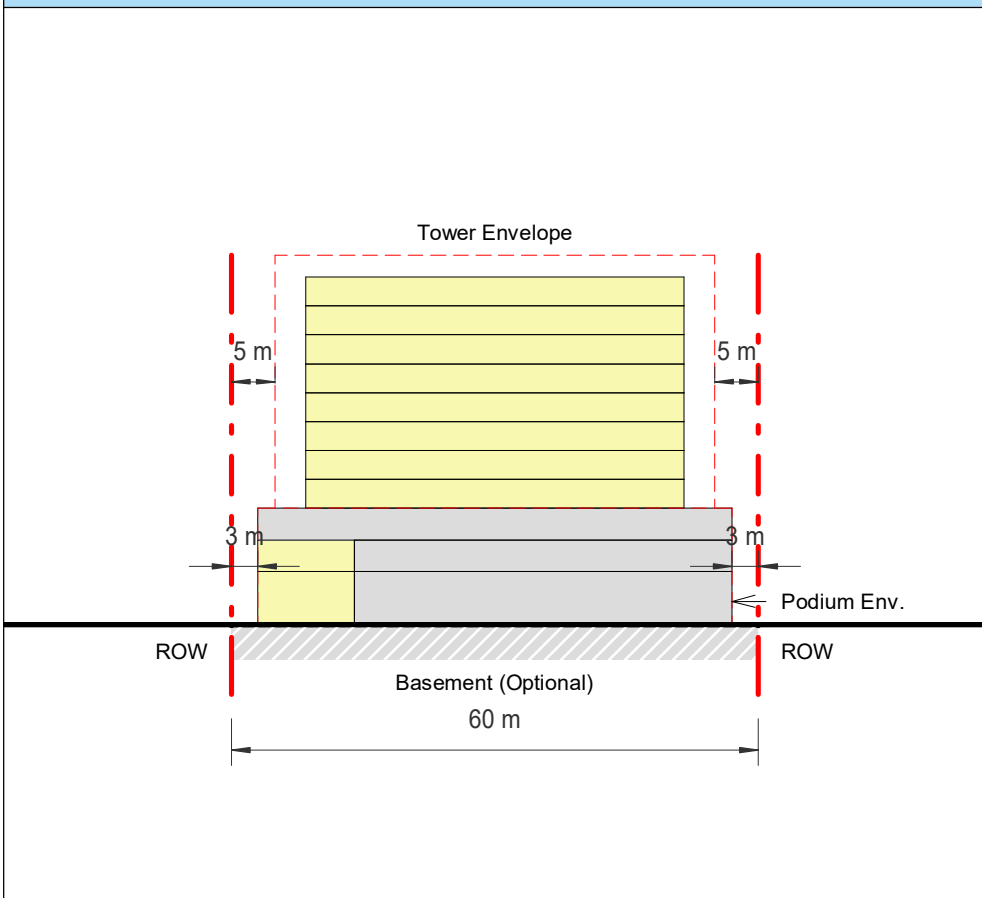
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,405 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,529 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

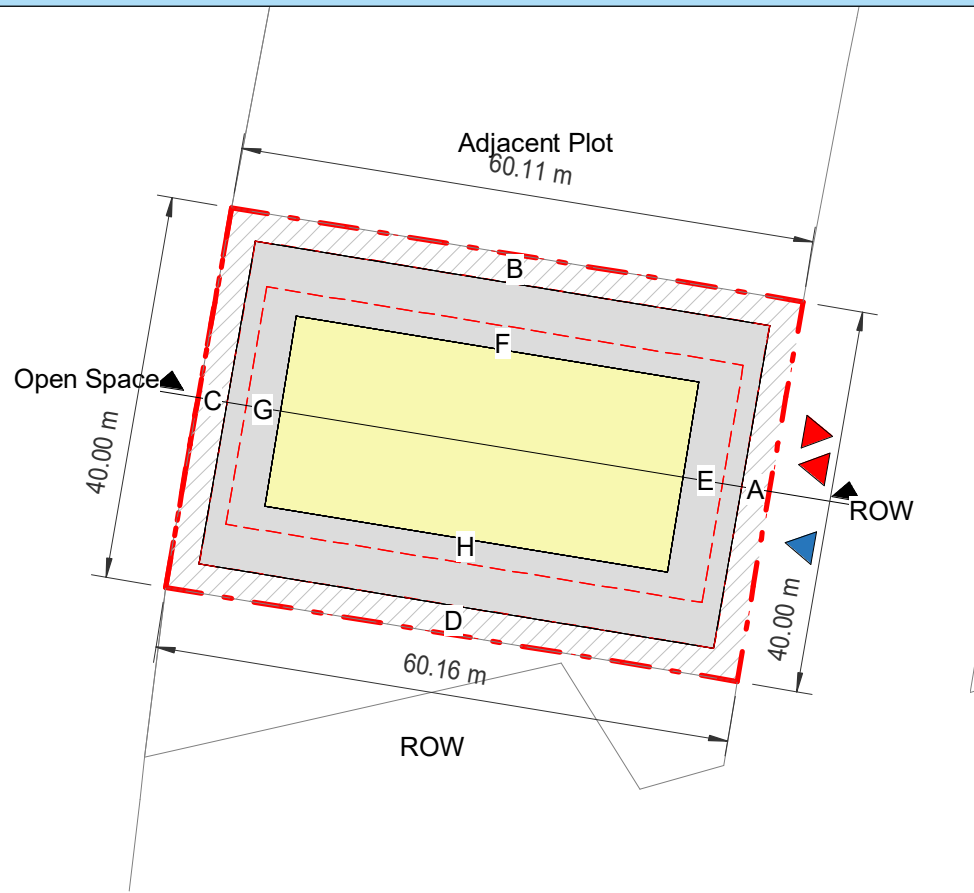
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

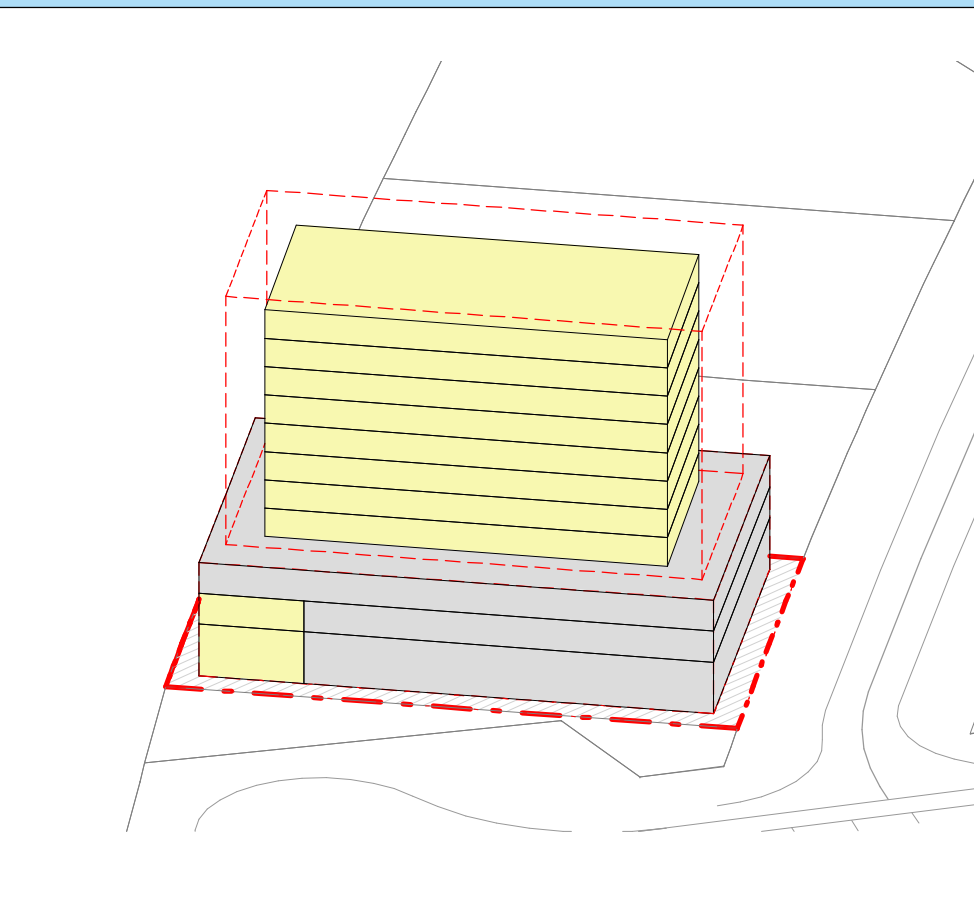
DIA-RE-0293

RESIDENTIAL (APARTMENT)

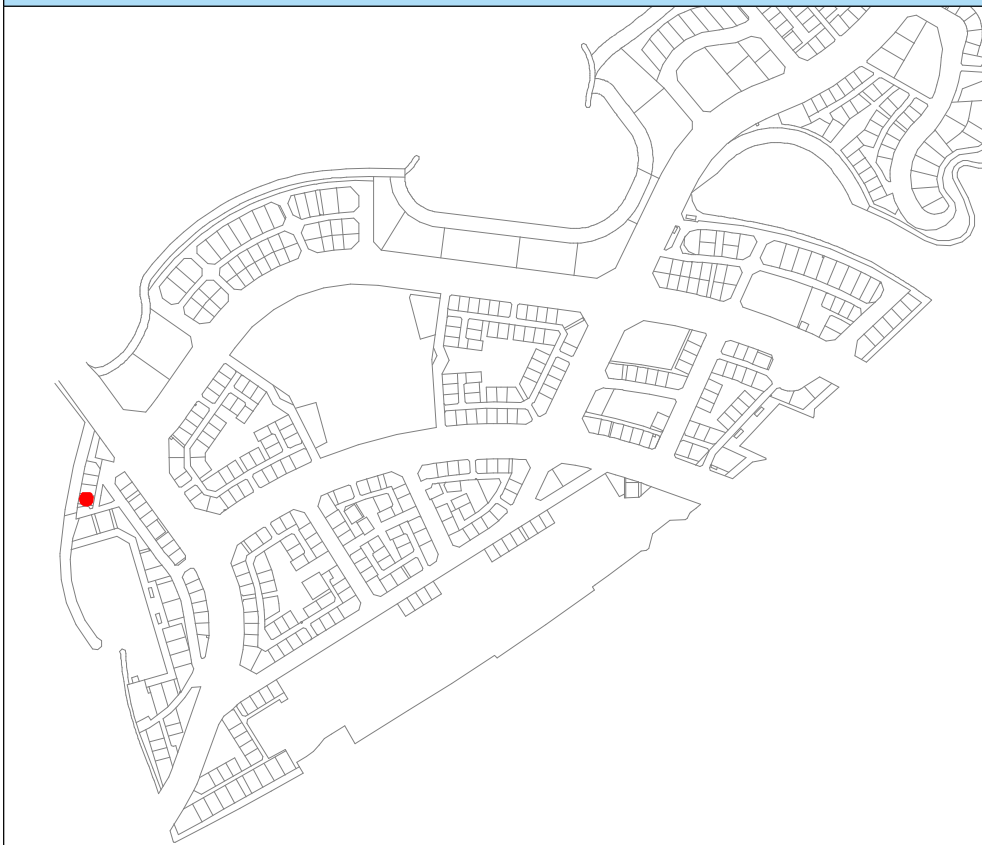
## PLOT PLAN



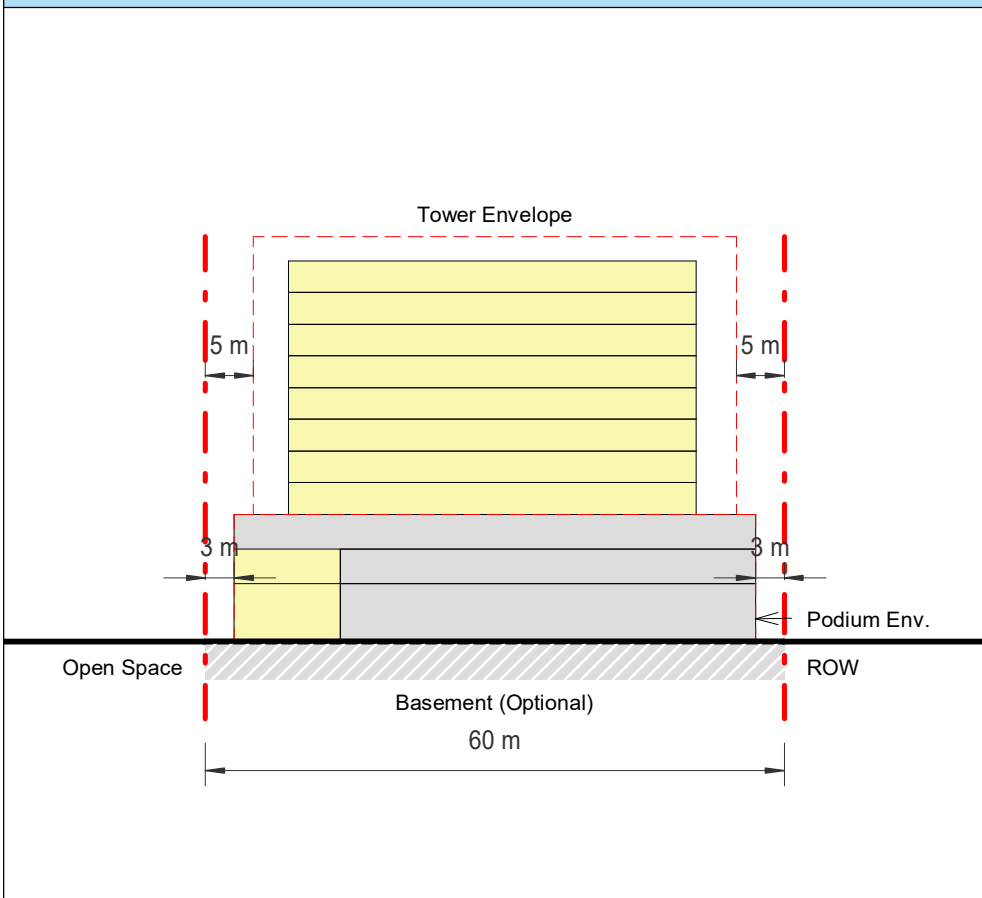
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,404 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,524 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

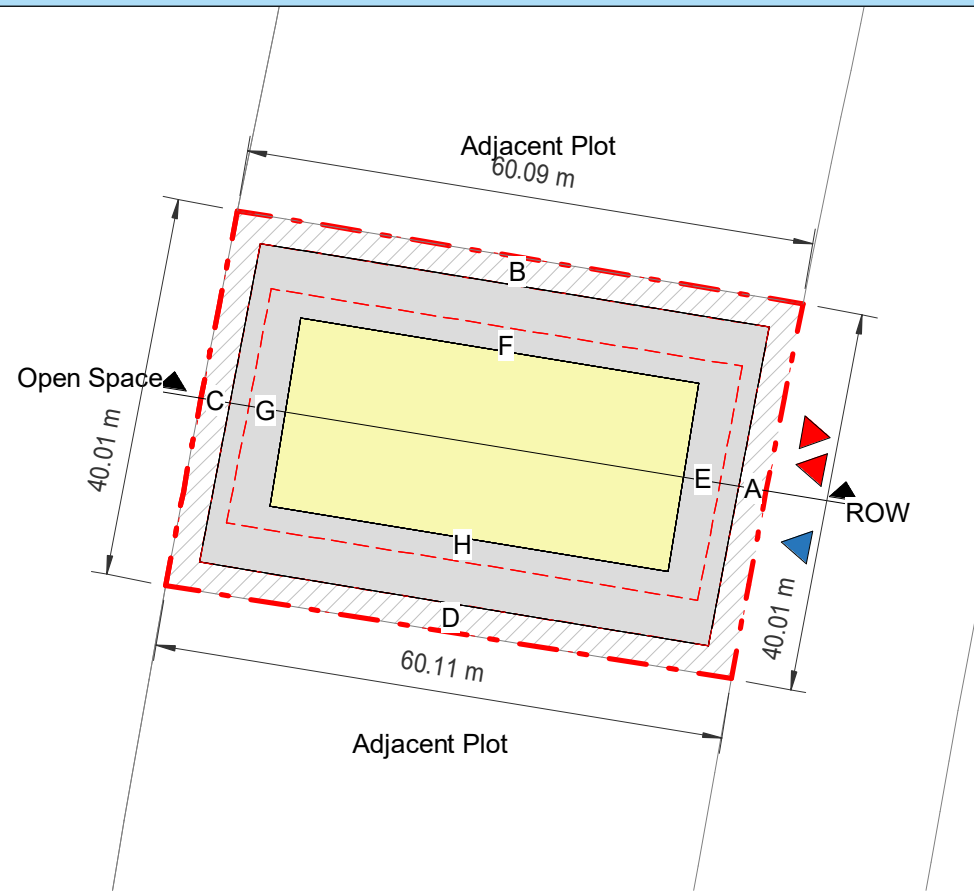
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

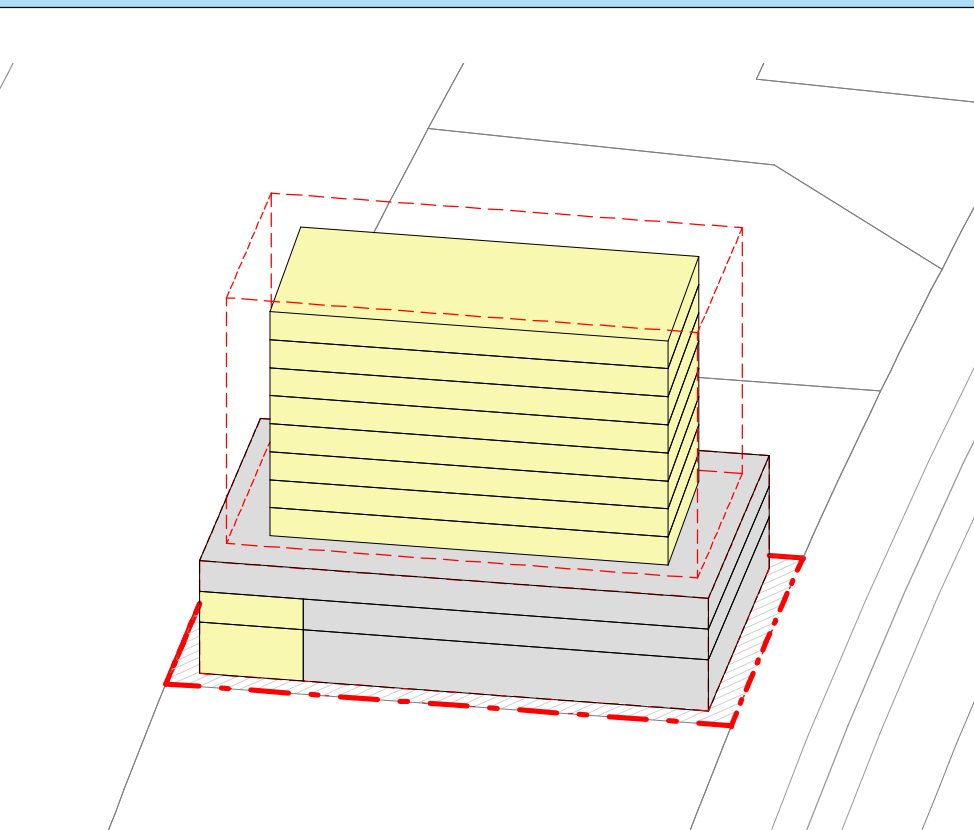
DIA-RE-0294

RESIDENTIAL (APARTMENT)

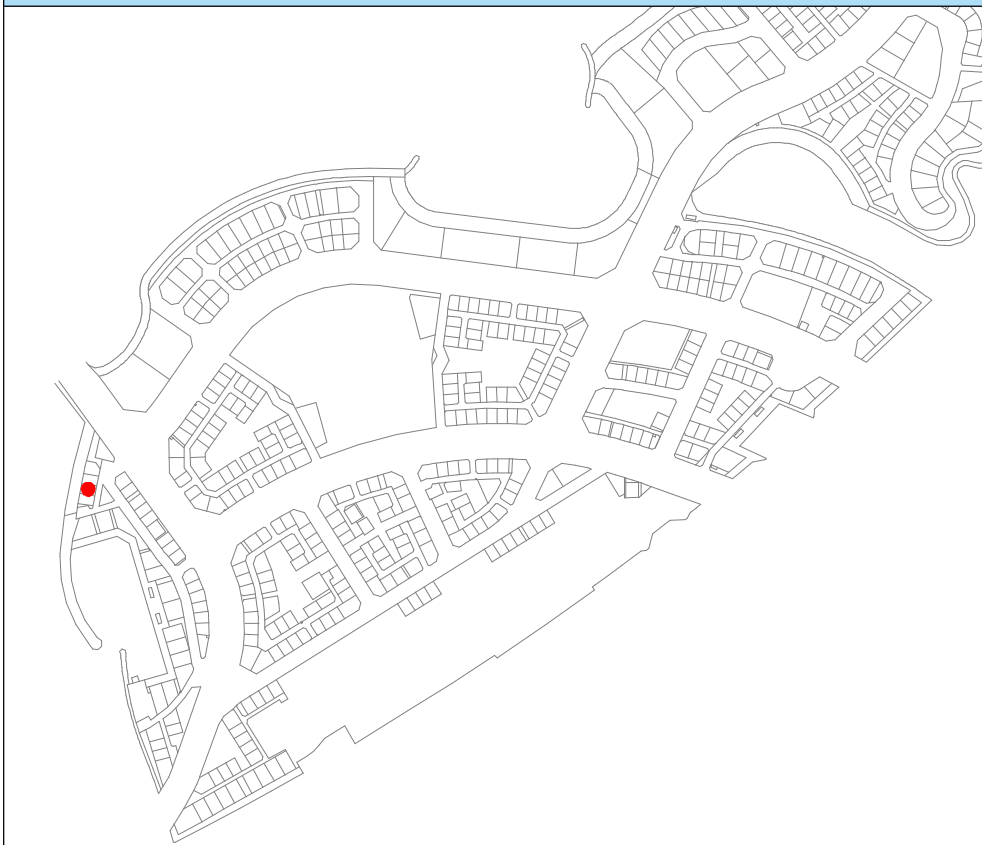
## PLOT PLAN



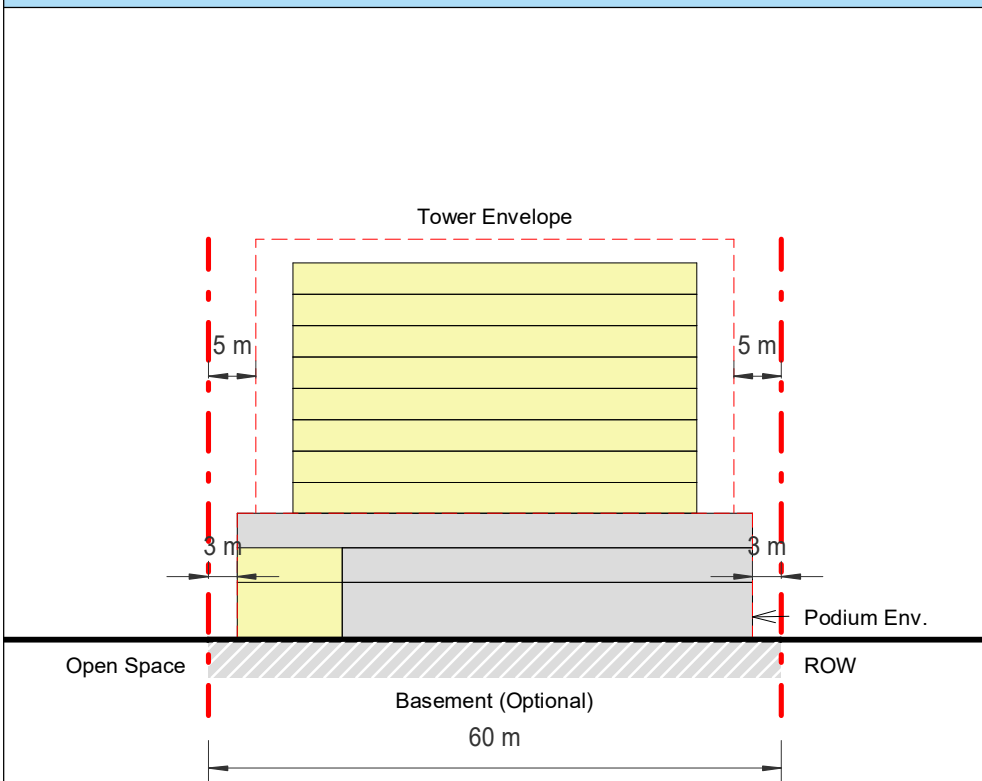
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,403 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,523 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #ADD8E6; padding: 5px; text-align: center;"> <h2>Energy Condition</h2> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

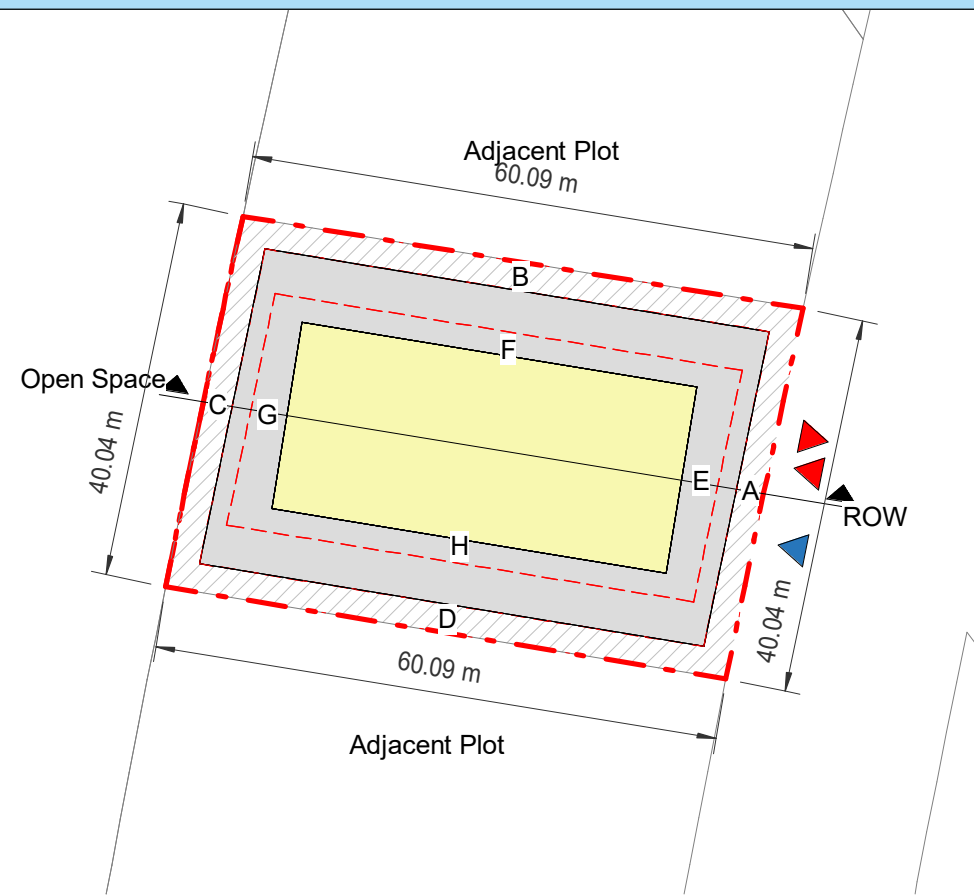
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

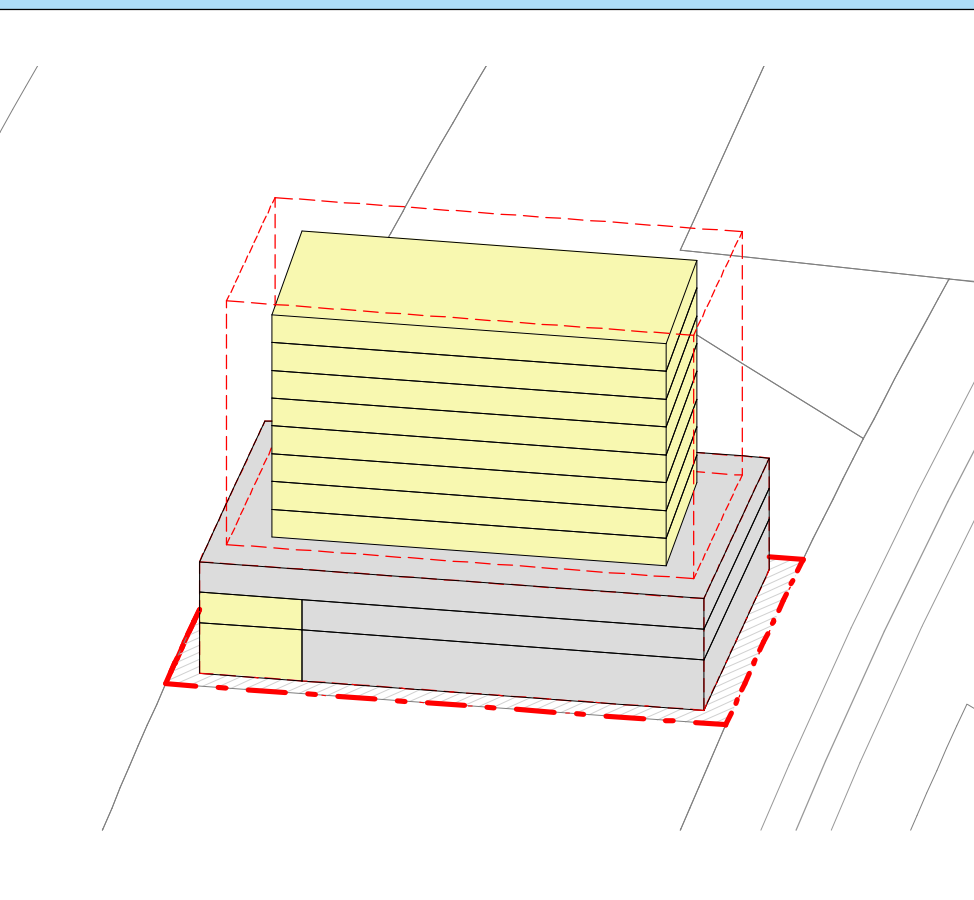
DIA-RE-0295

RESIDENTIAL (APARTMENT)

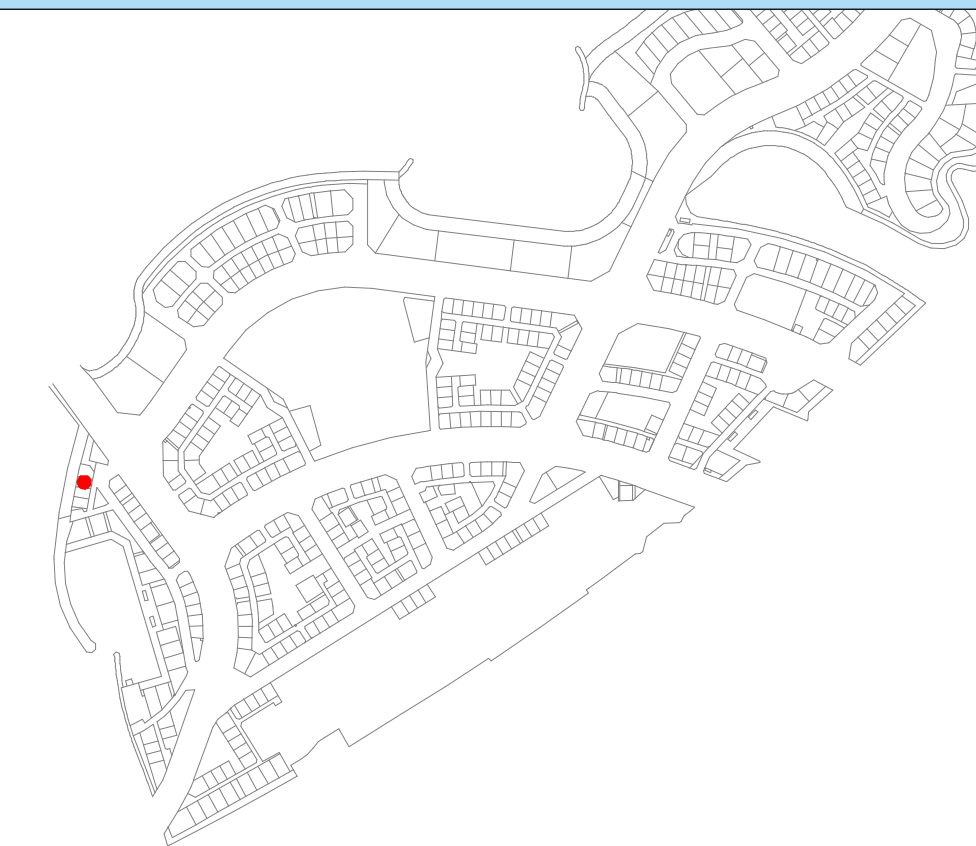
## PLOT PLAN



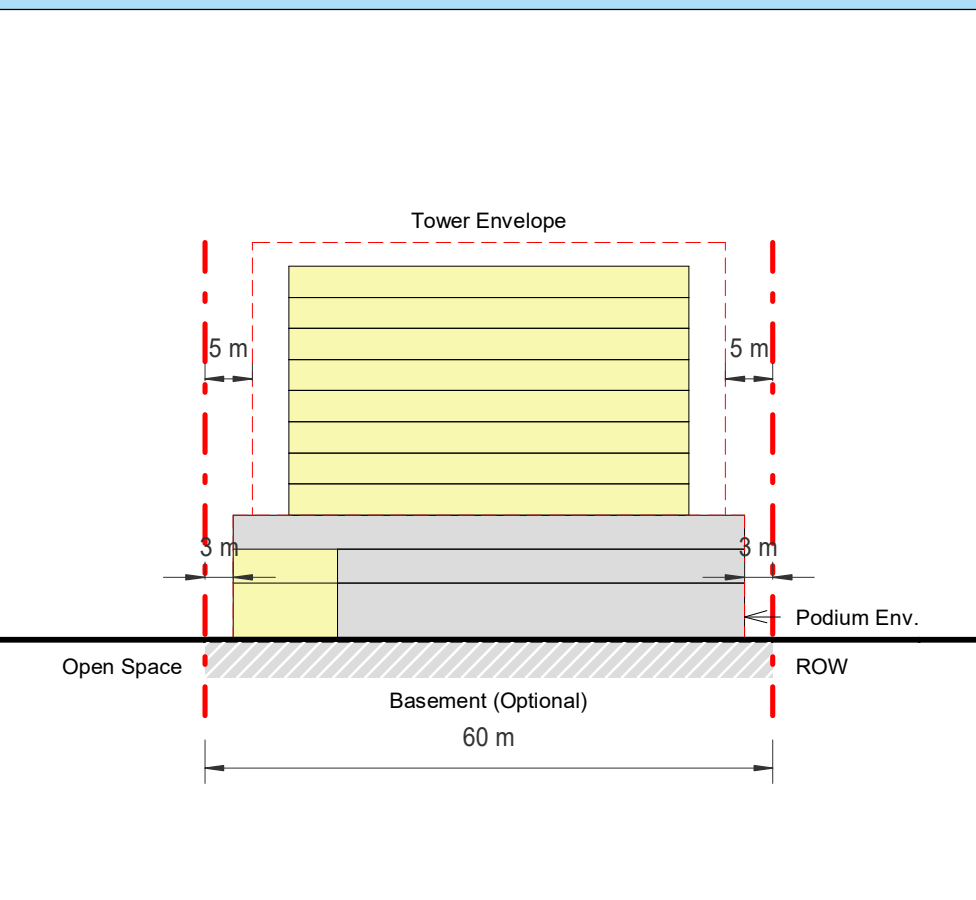
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are not to be scaled.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,836 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,875 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

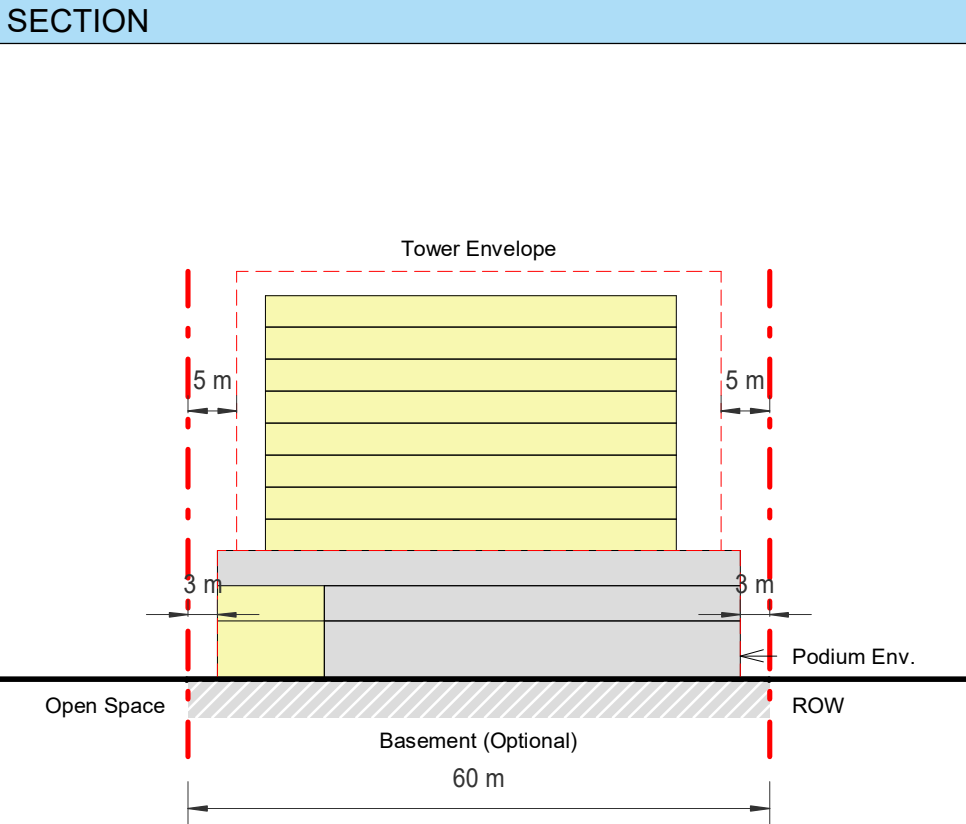
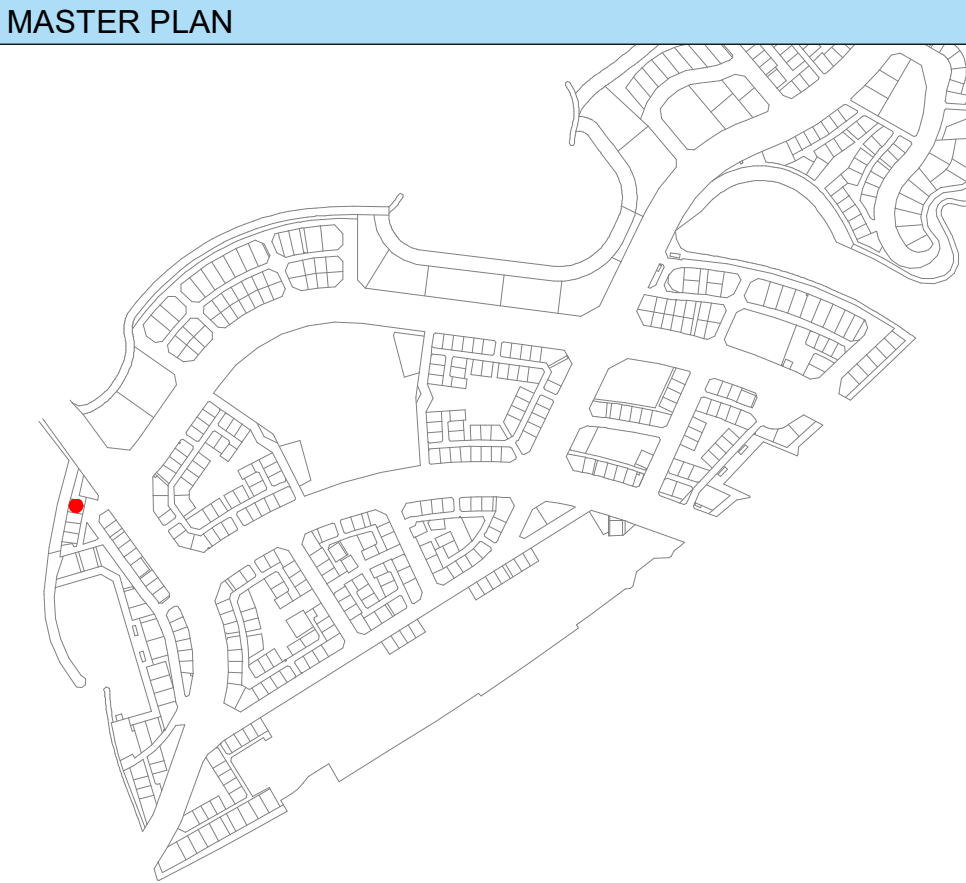
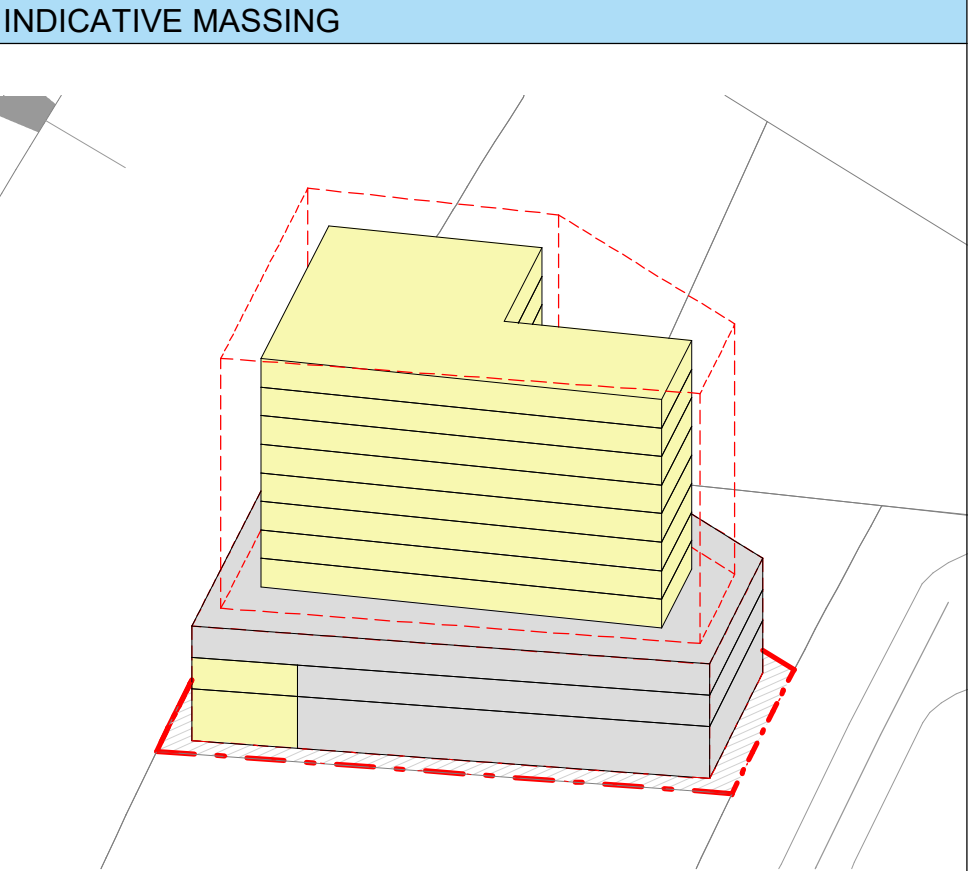
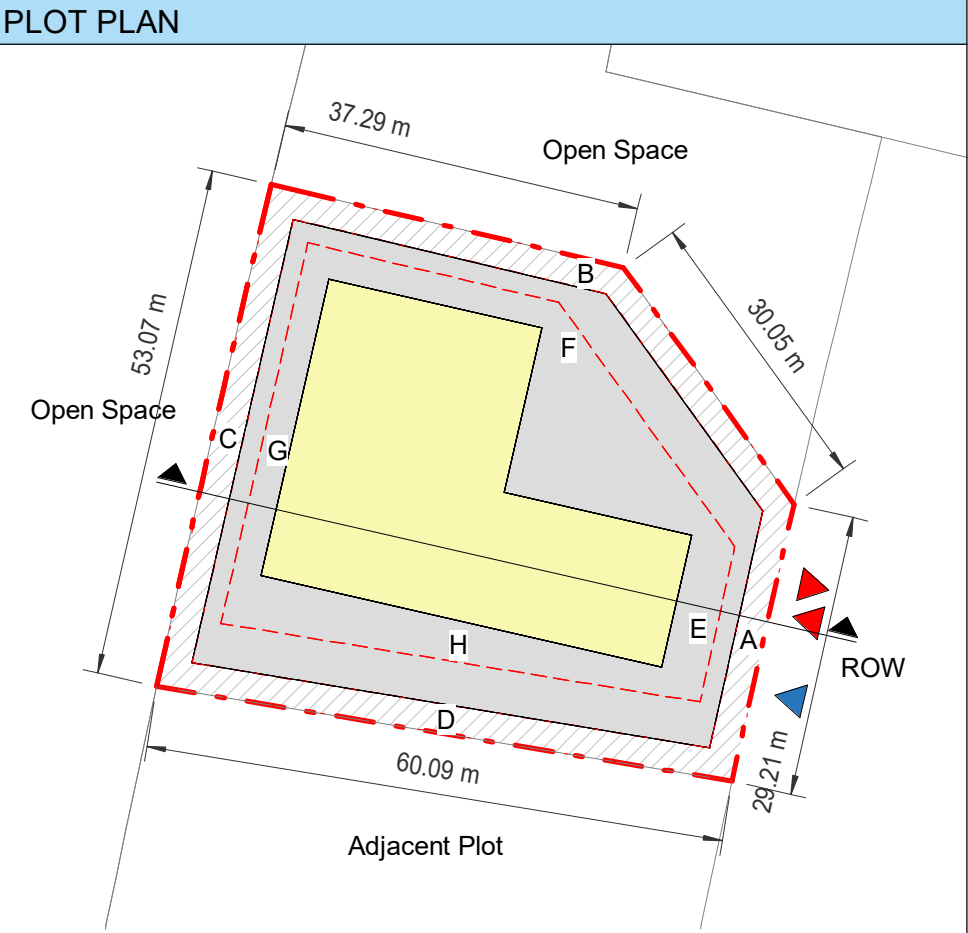
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0296

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,014 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,433 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

**Notes:**

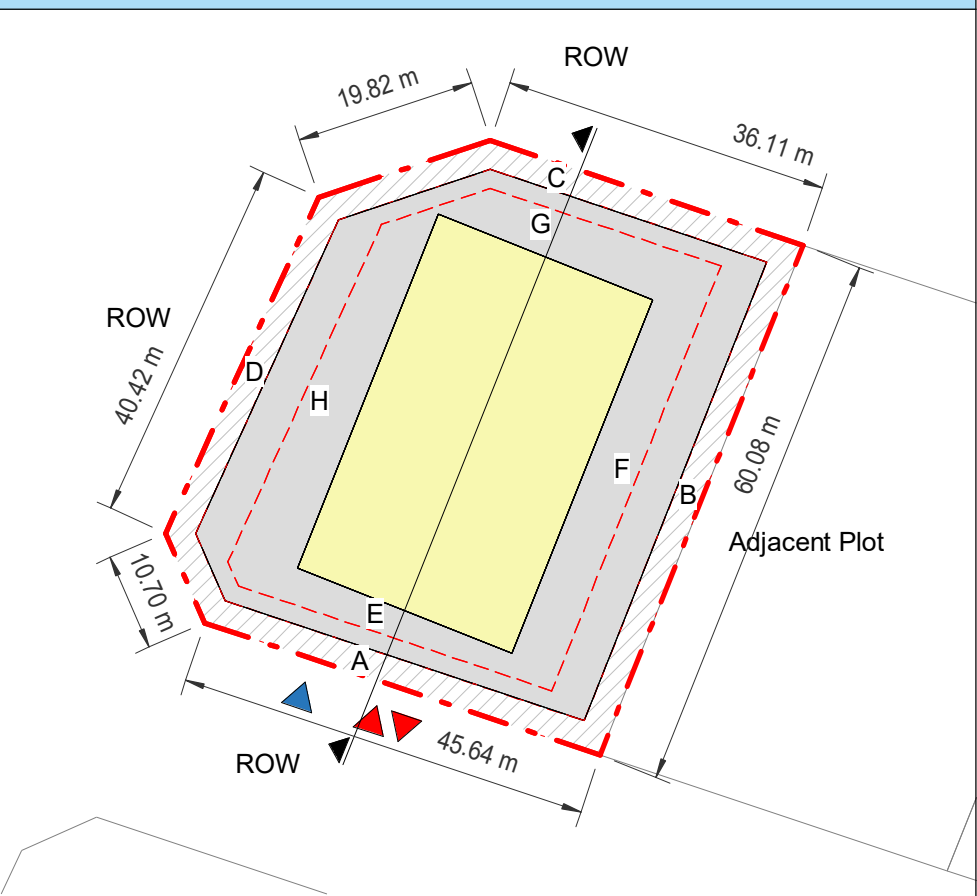
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0305

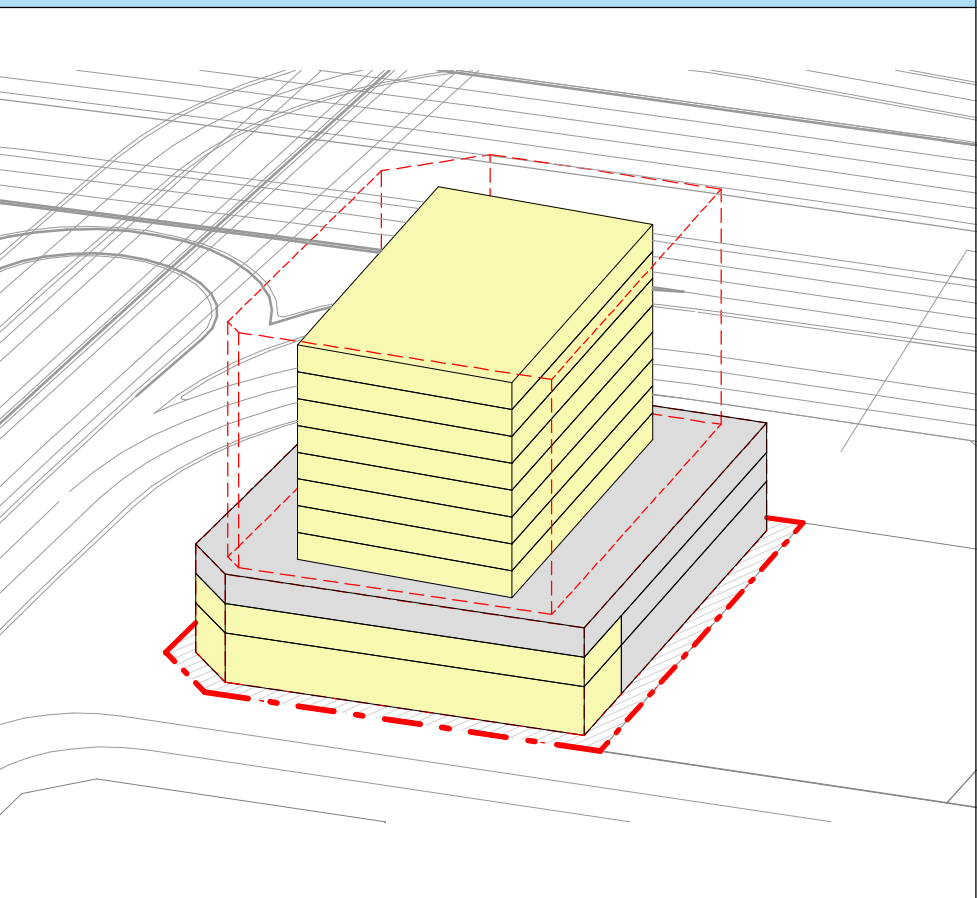
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RESIDENTIAL (APARTMENT)

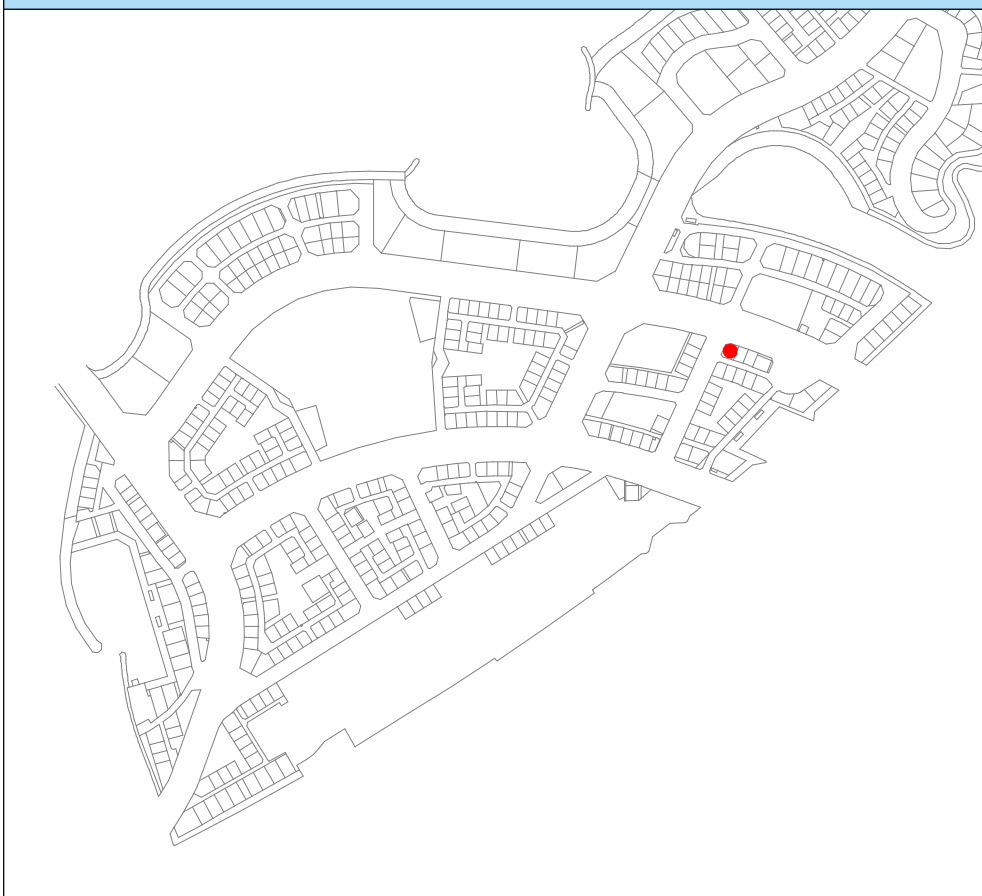
## PLOT PLAN



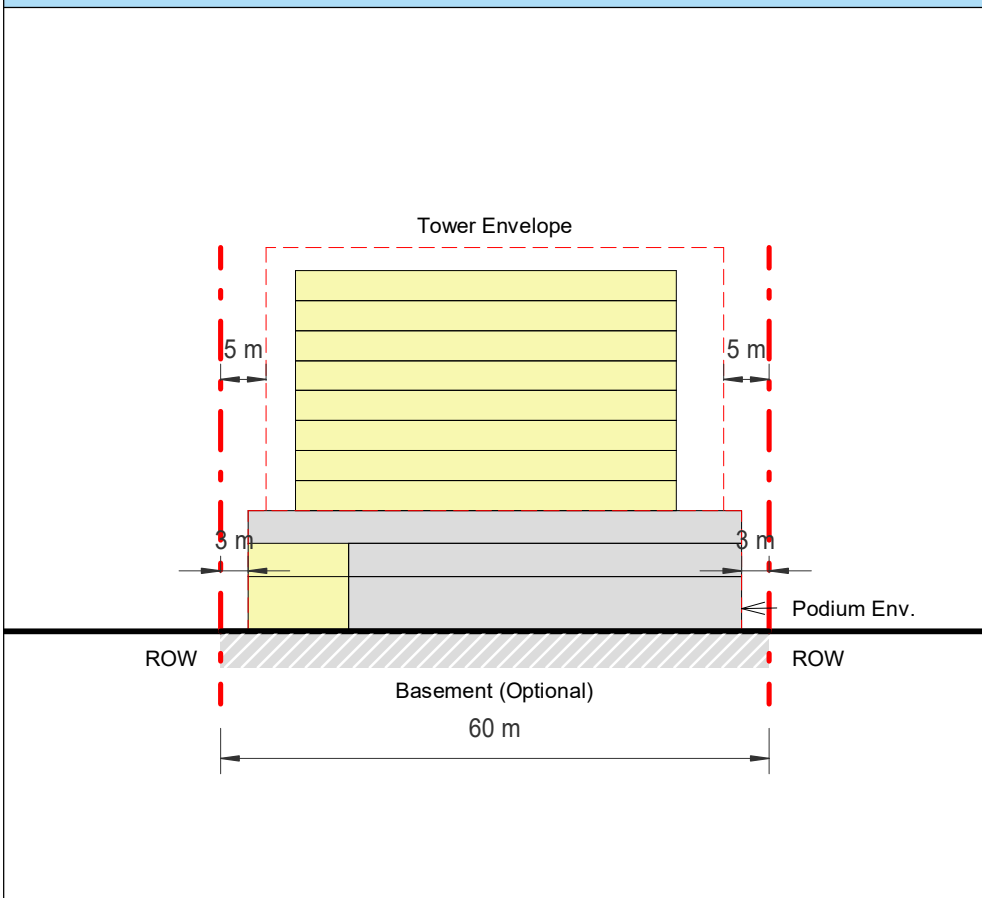
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,402 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,519 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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

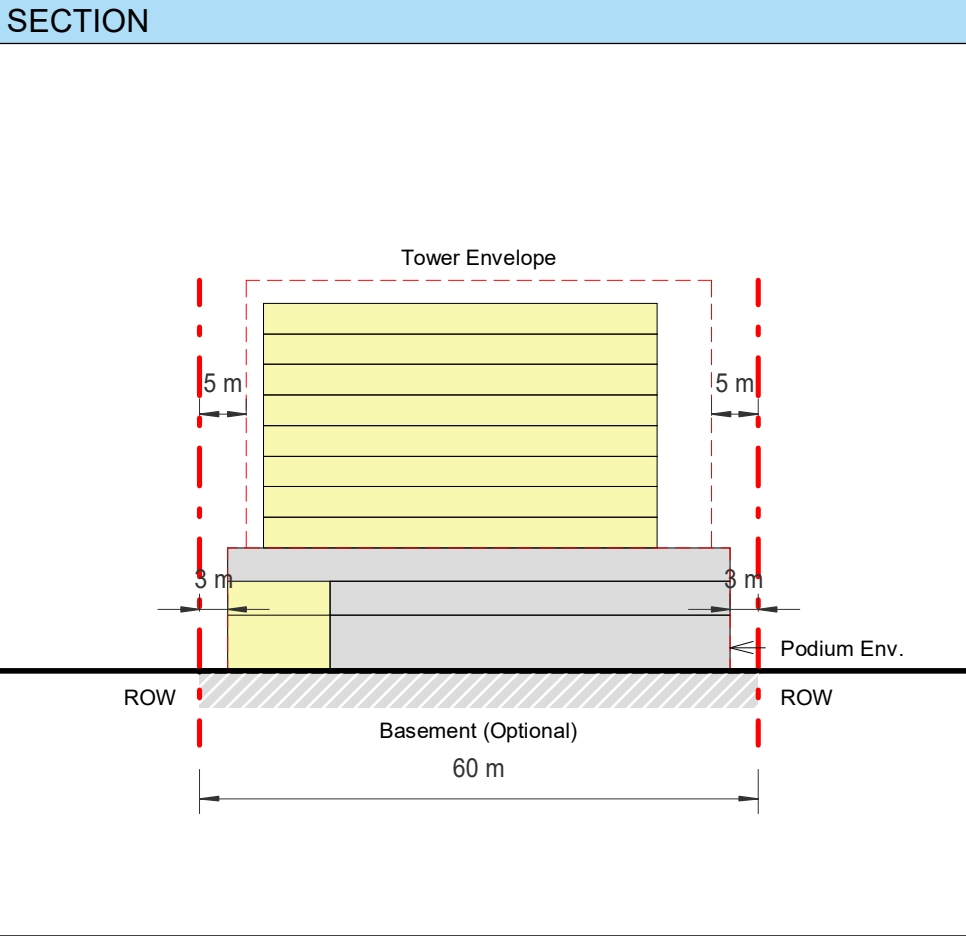
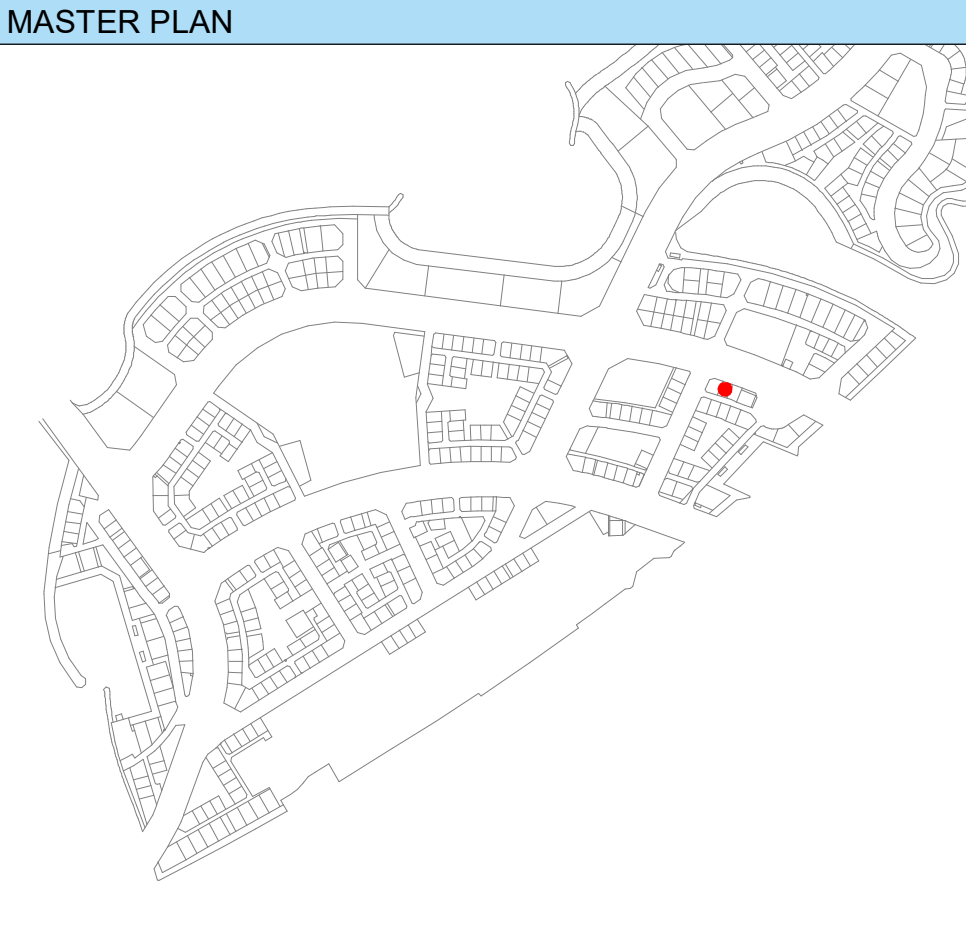
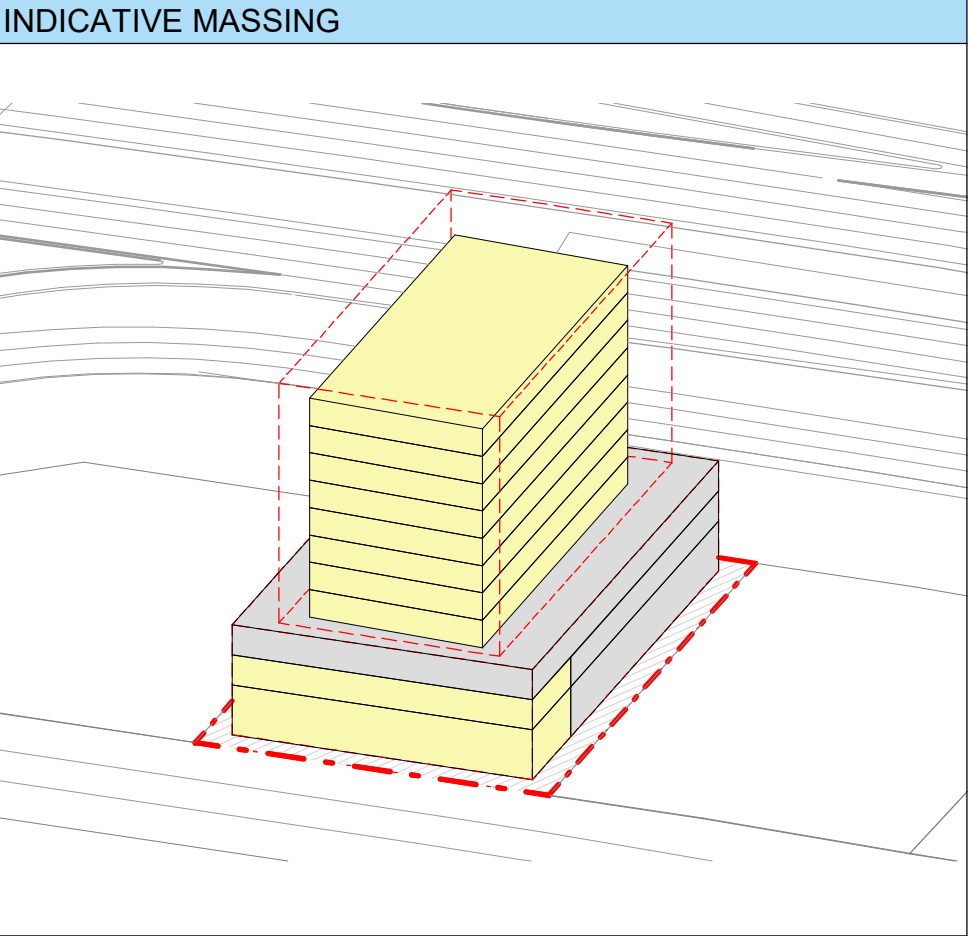
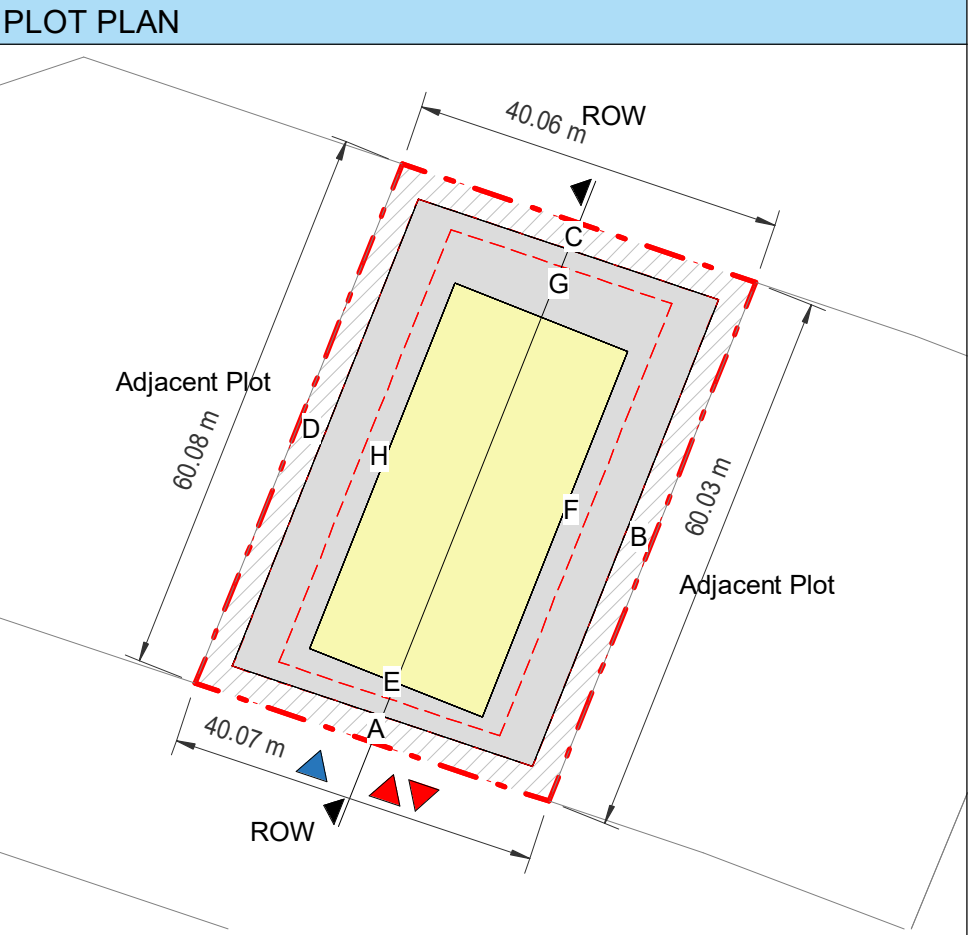
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
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DIA-RE-0306  
RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,499 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,823 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

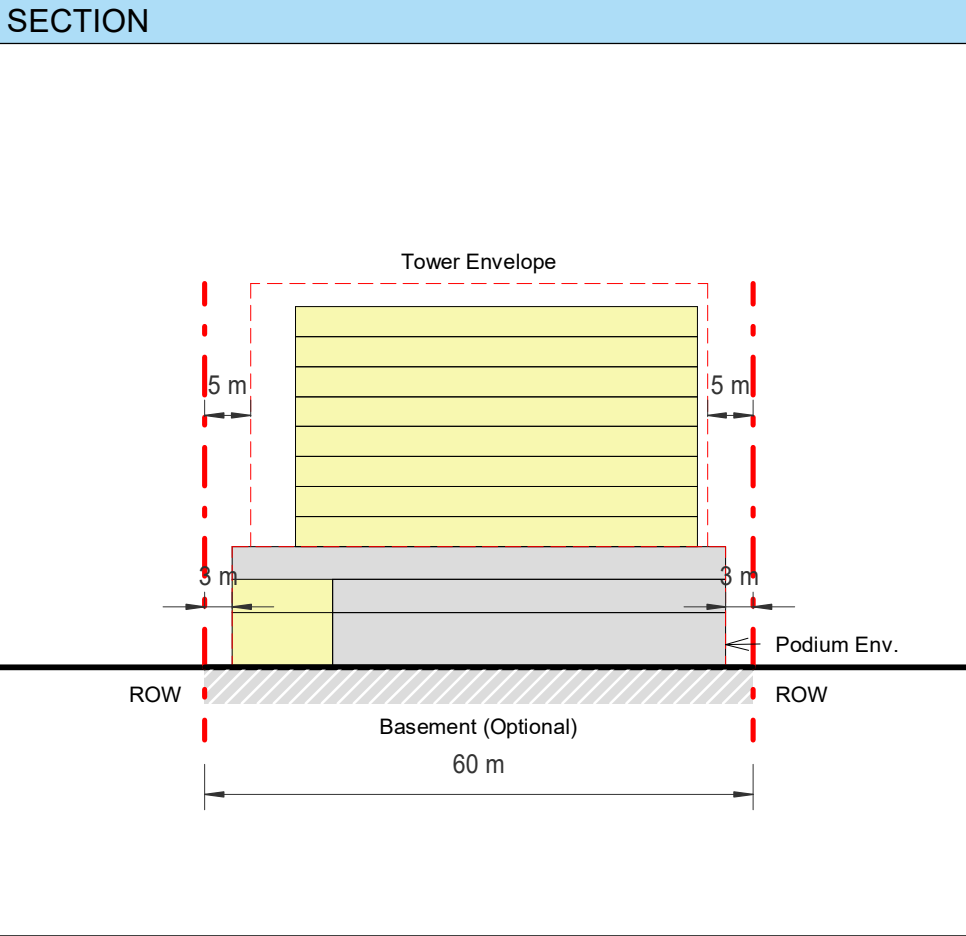
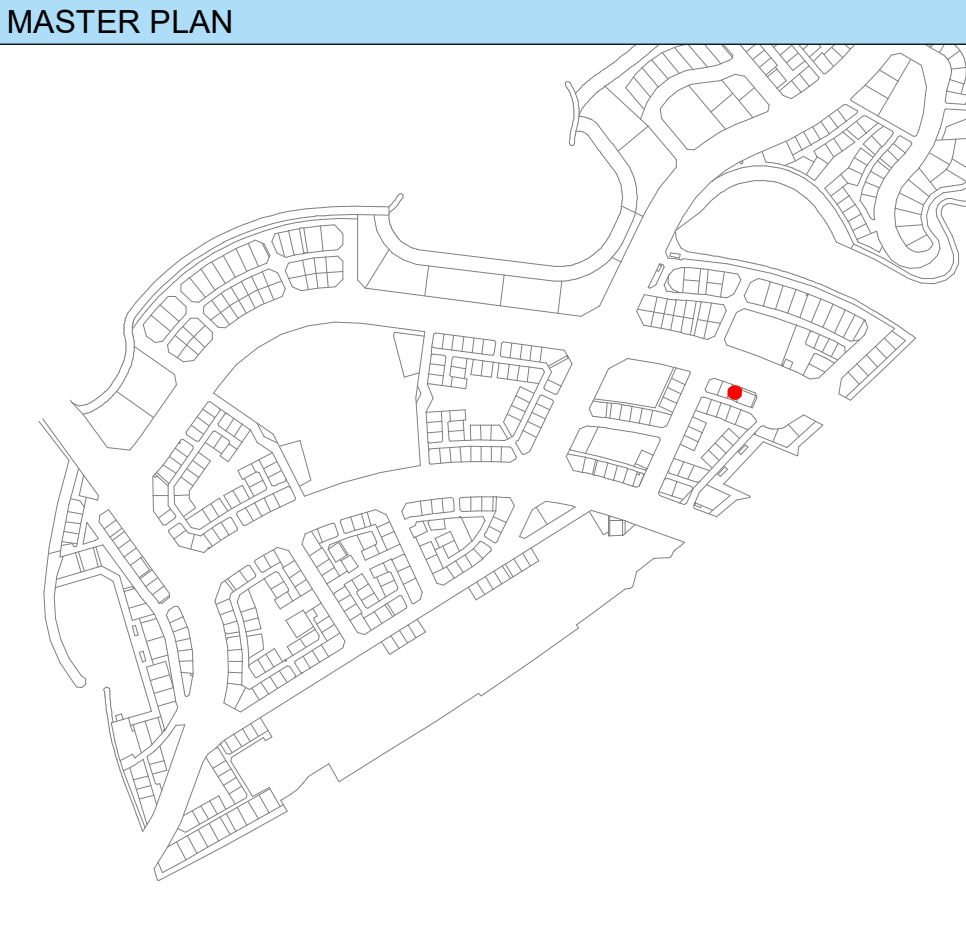
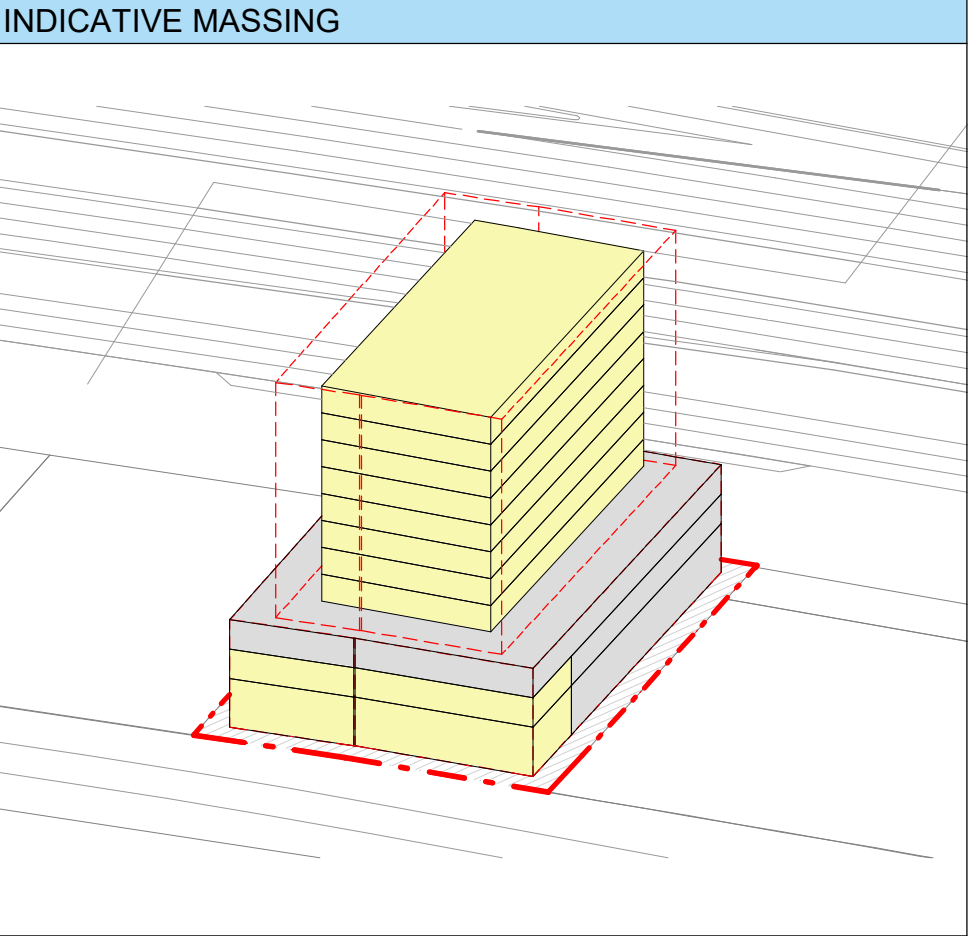
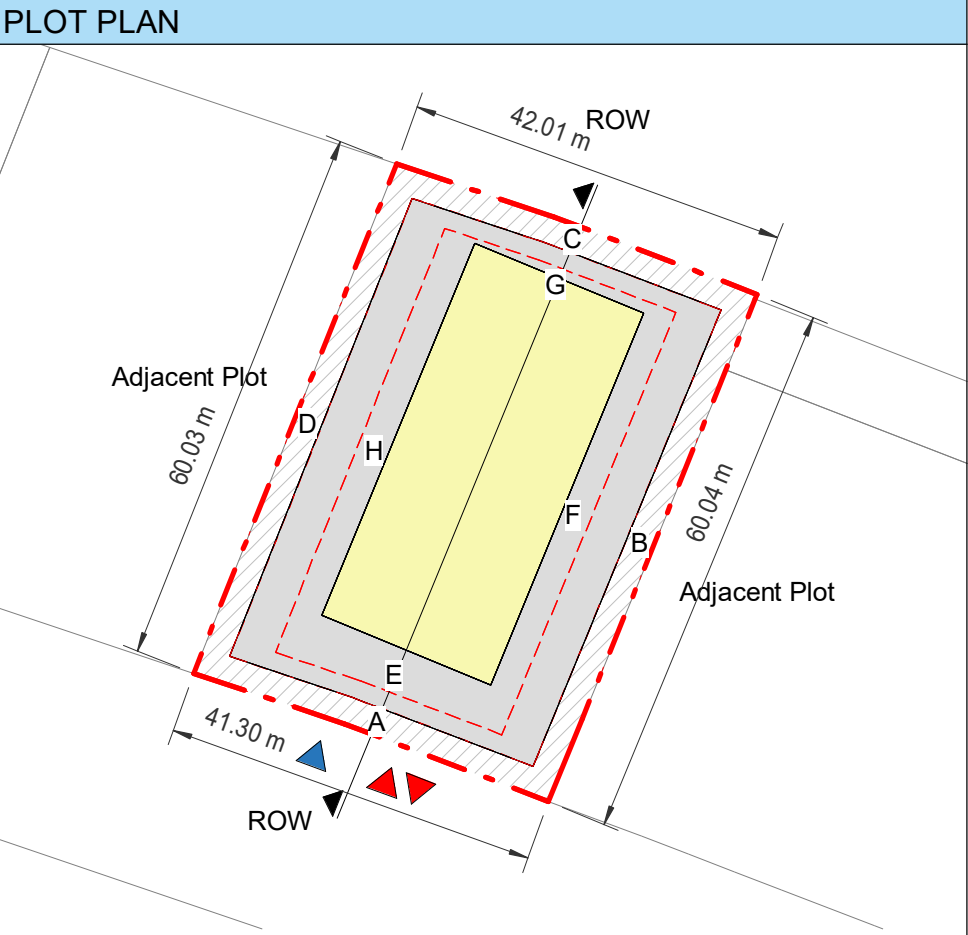
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0307

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,758 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,764 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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
- 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:

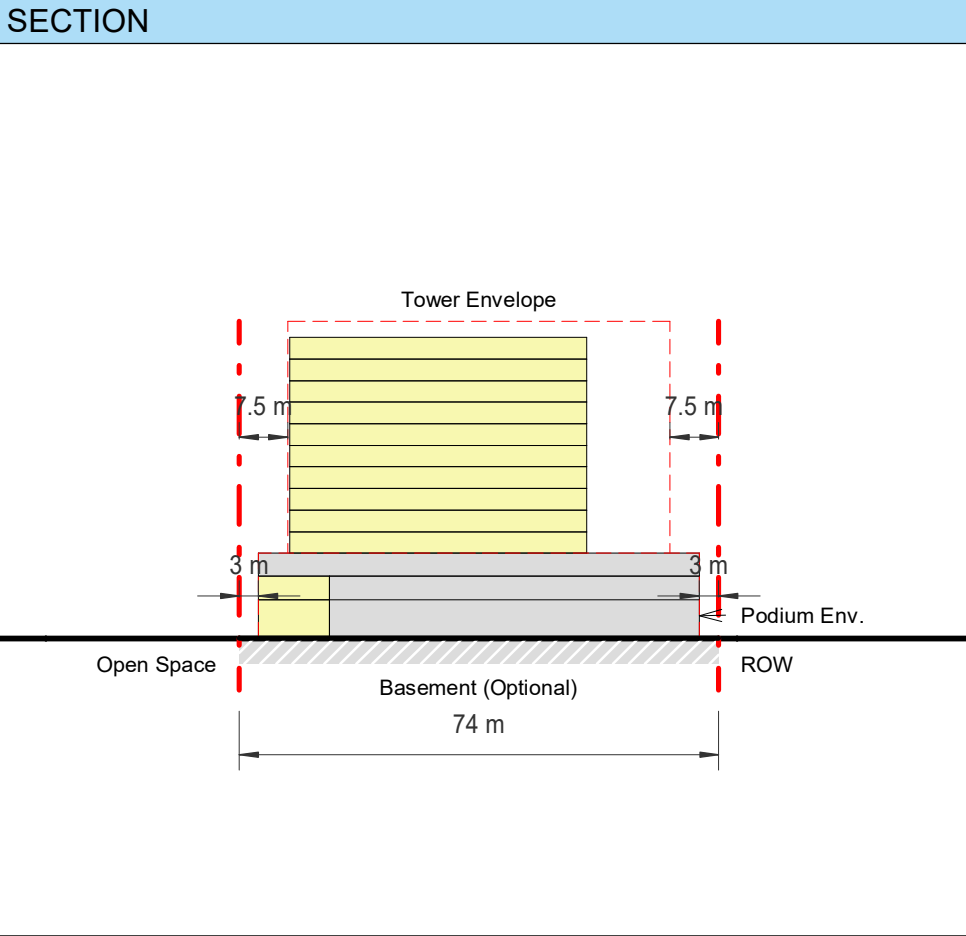
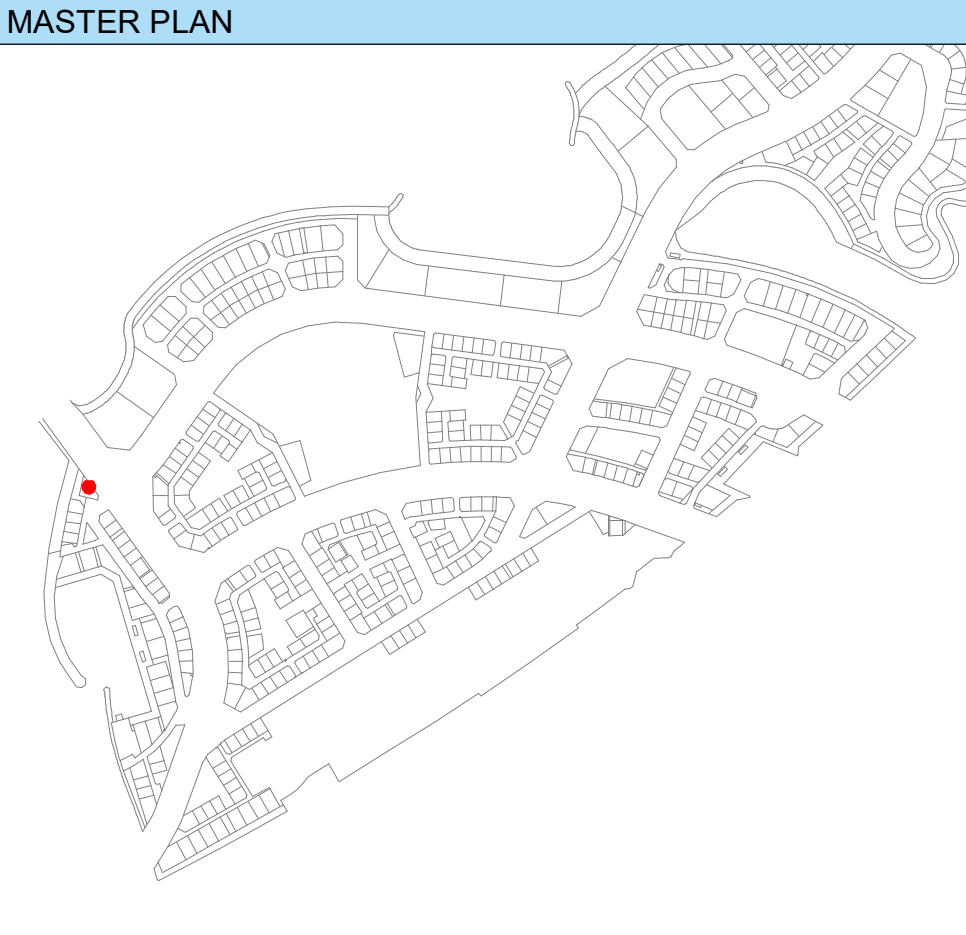
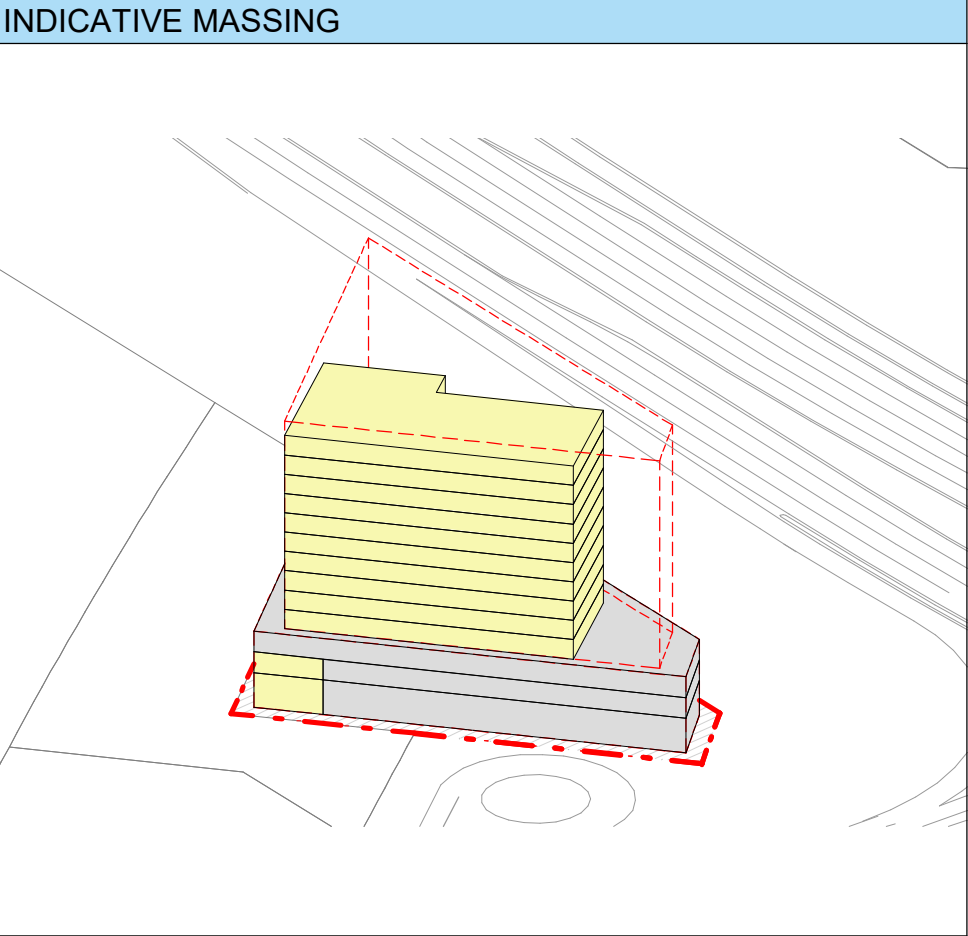
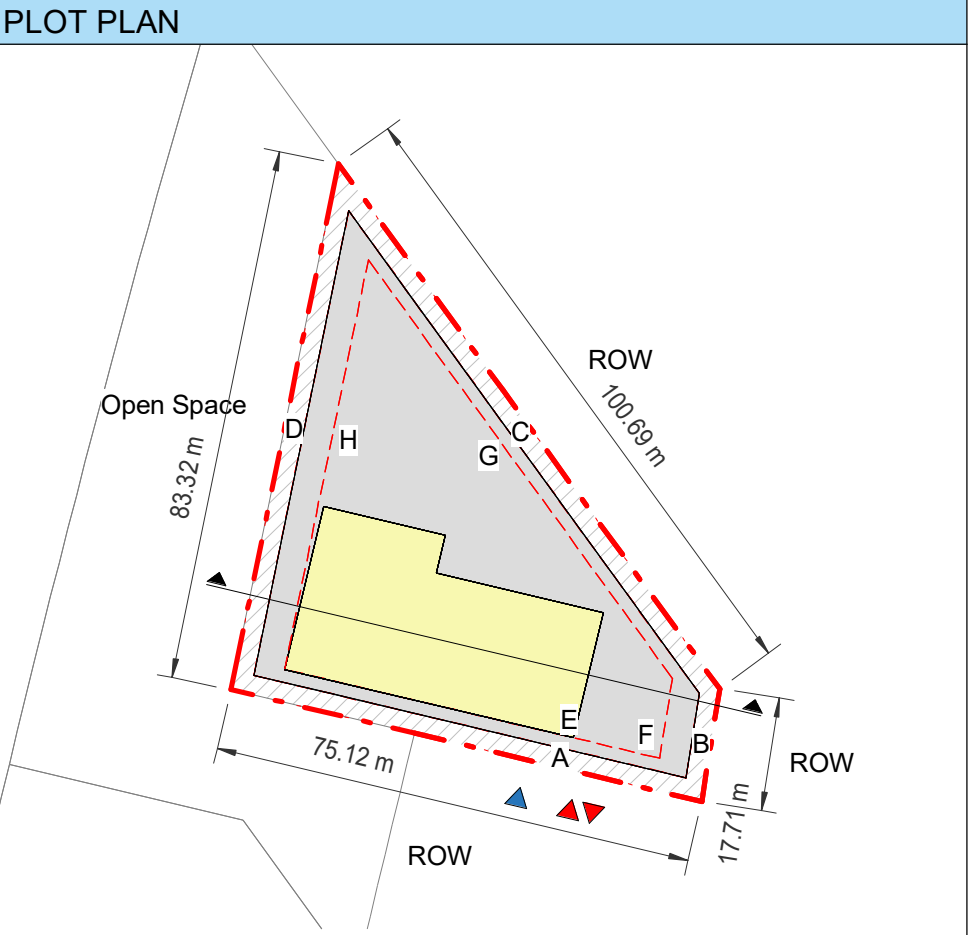
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0327

RESIDENTIAL (APARTMENT)

## Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,898 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

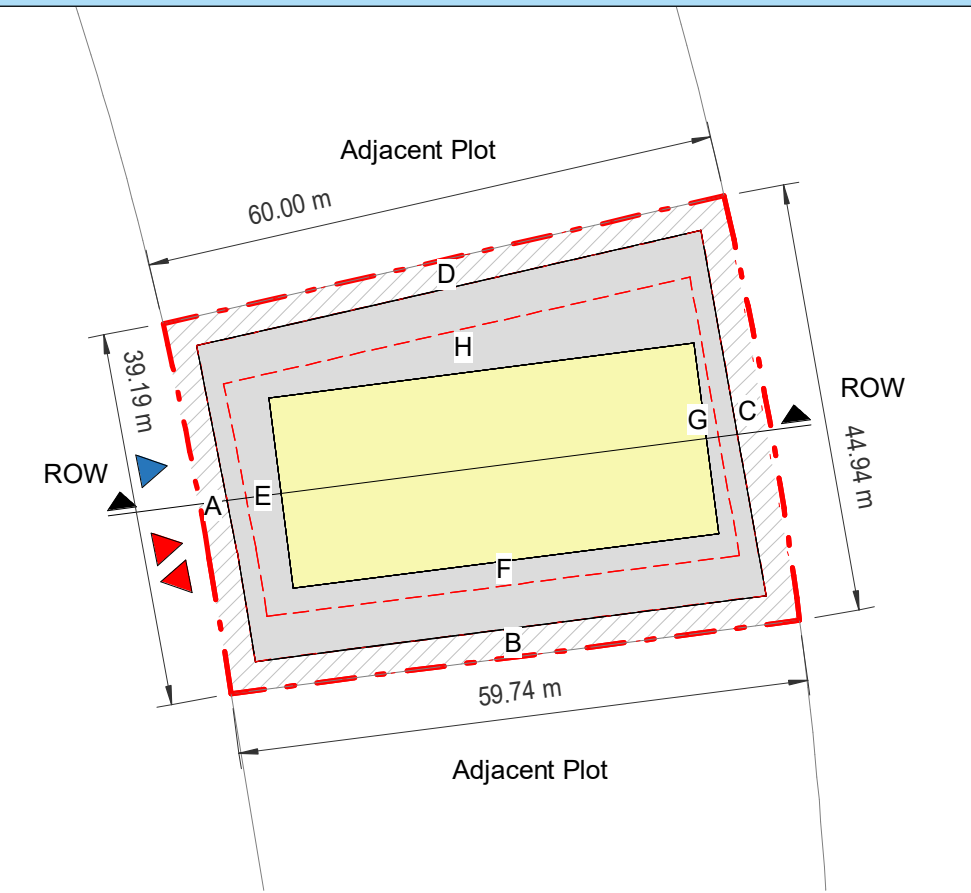
DIA-RE-0339

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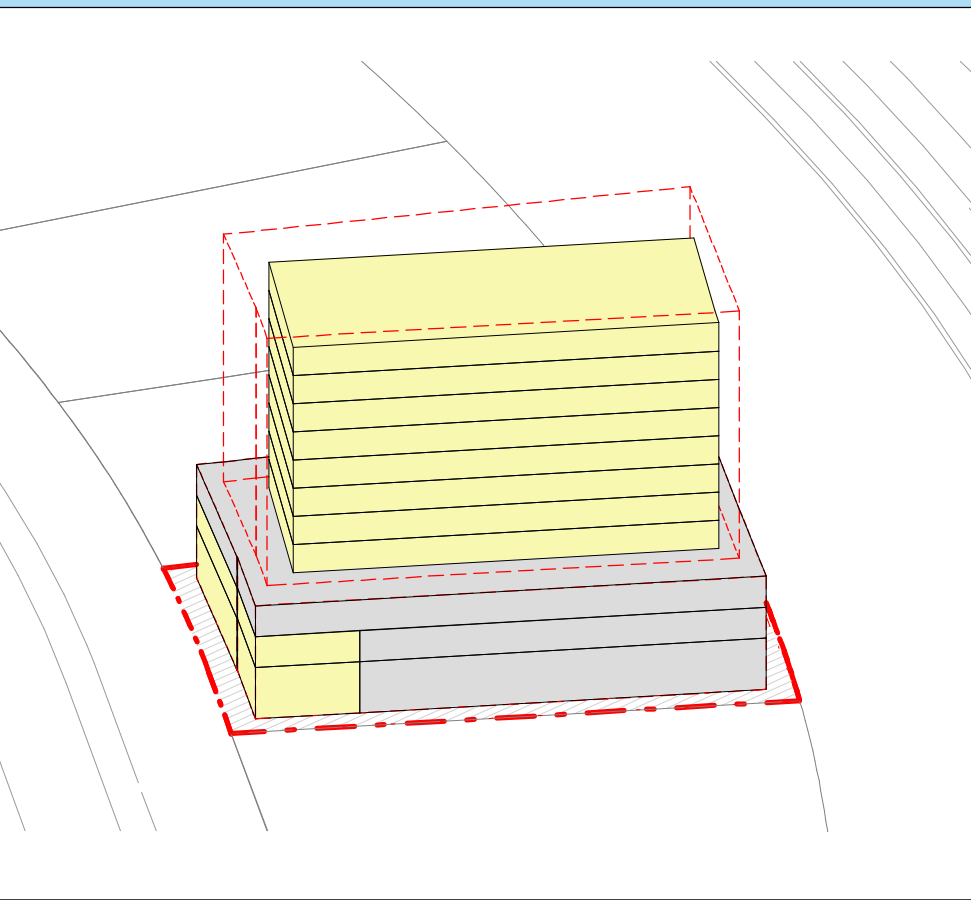
RESIDENTIAL (APARTMENT)

**Disclaimer:**  
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## PLOT PLAN



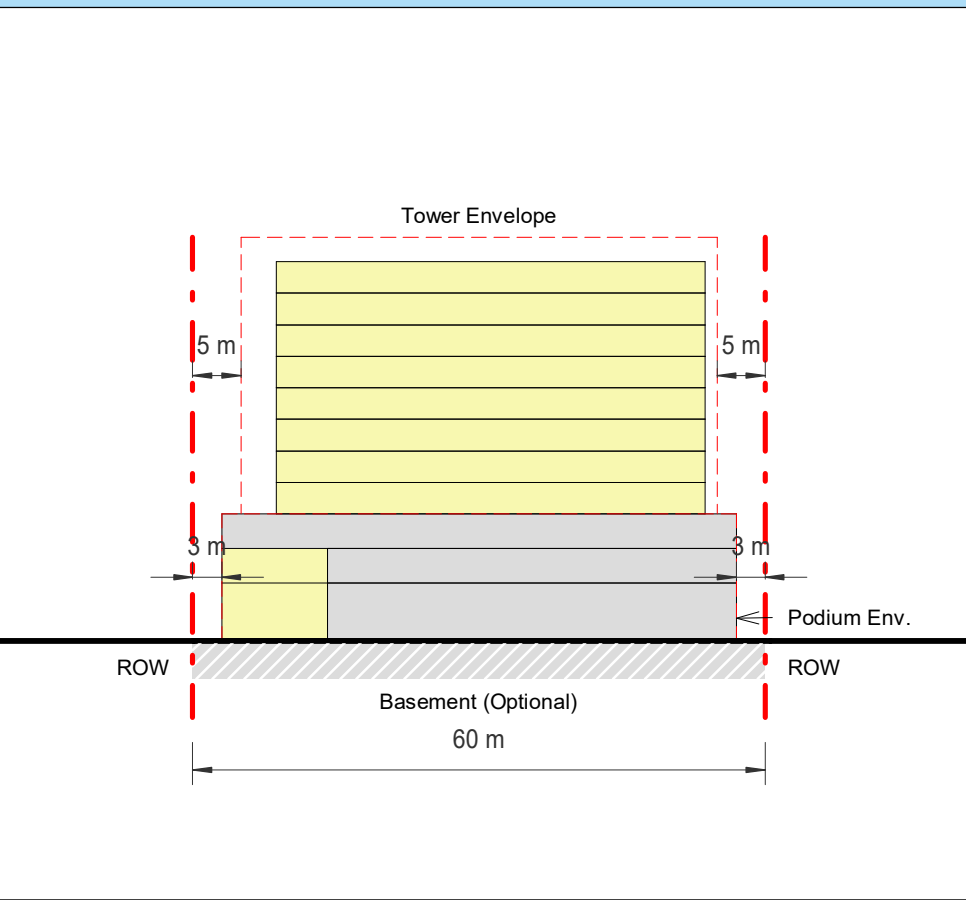
## INDICATIVE MASSING



## MASTER PLAN



SECTION





# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,587 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,098 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

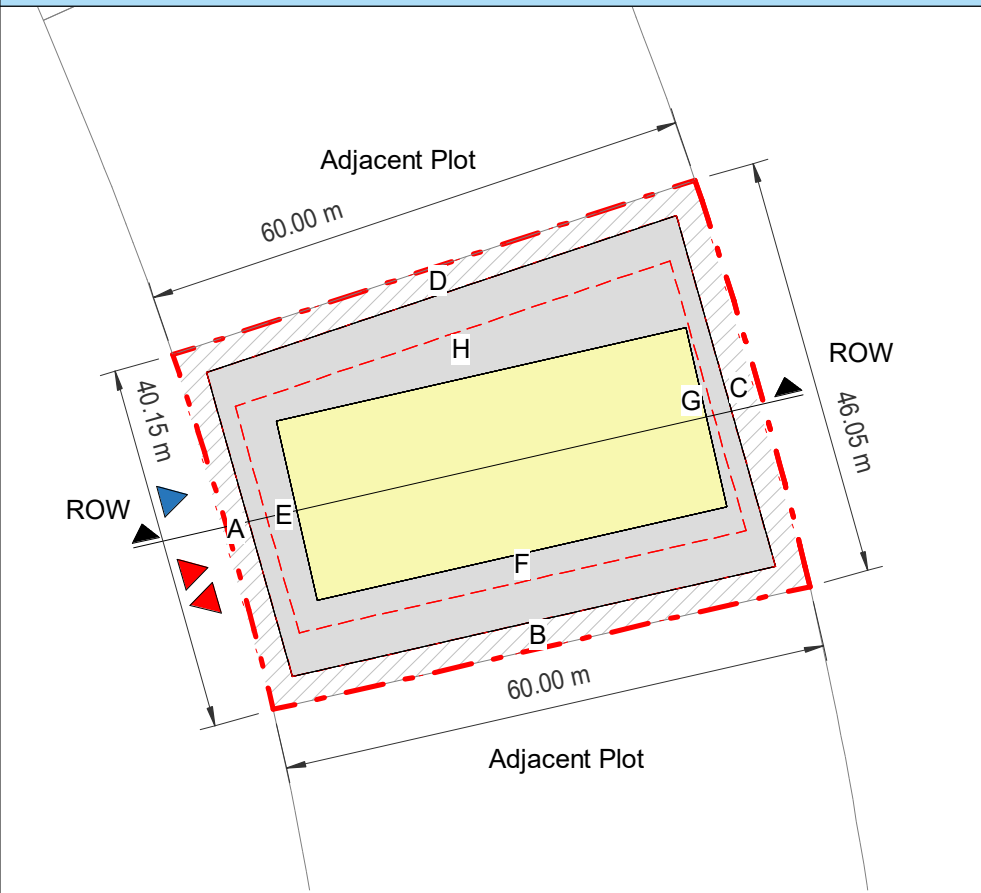
Notes:

- 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 and balconies.
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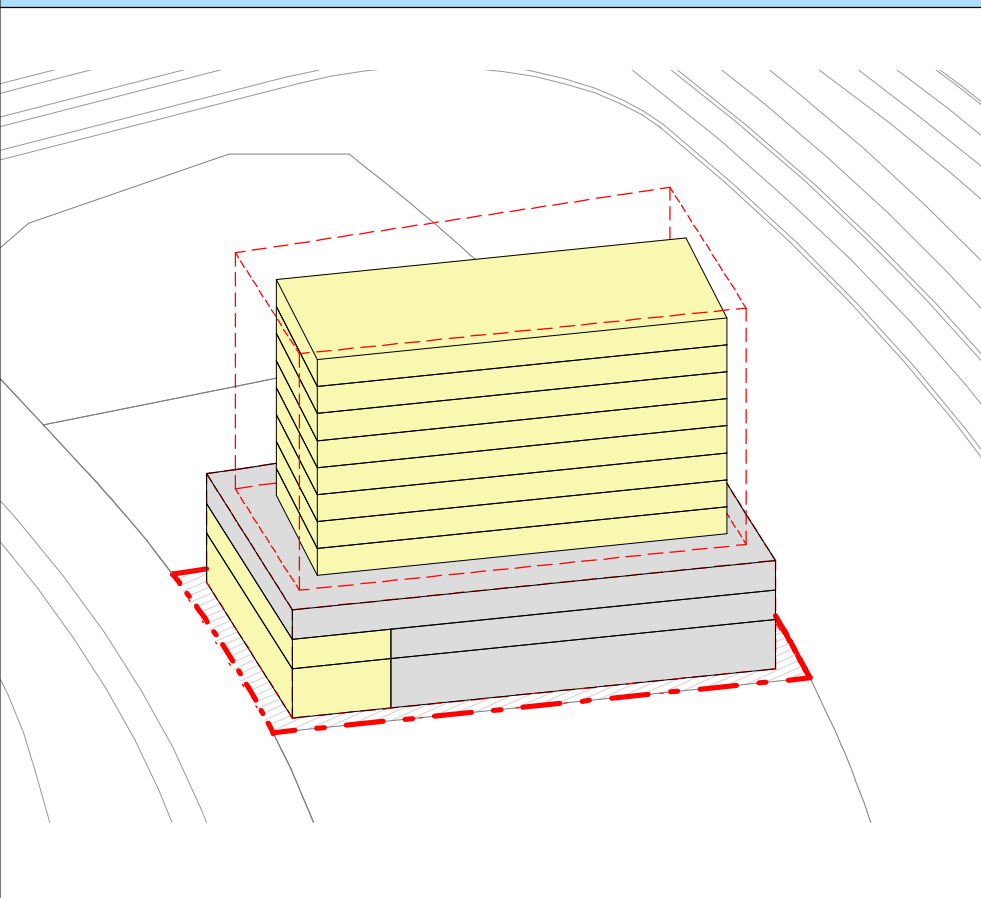
DIA-RE-0340

RESIDENTIAL (APARTMENT)

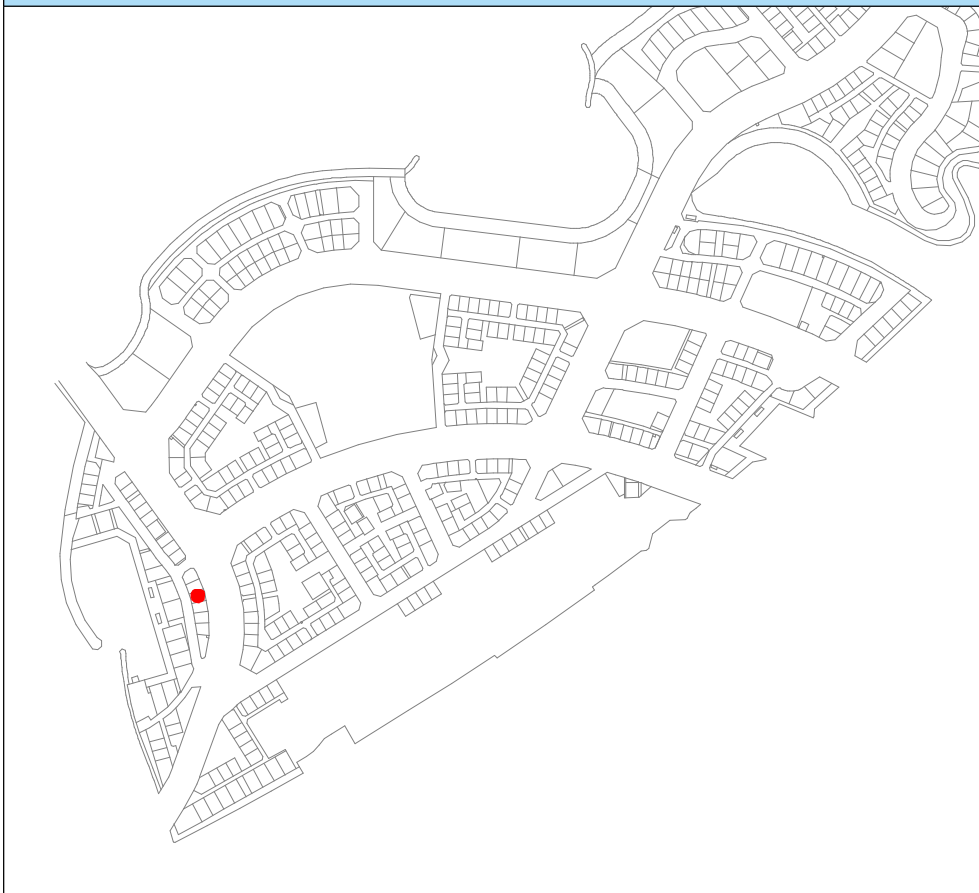
## PLOT PLAN



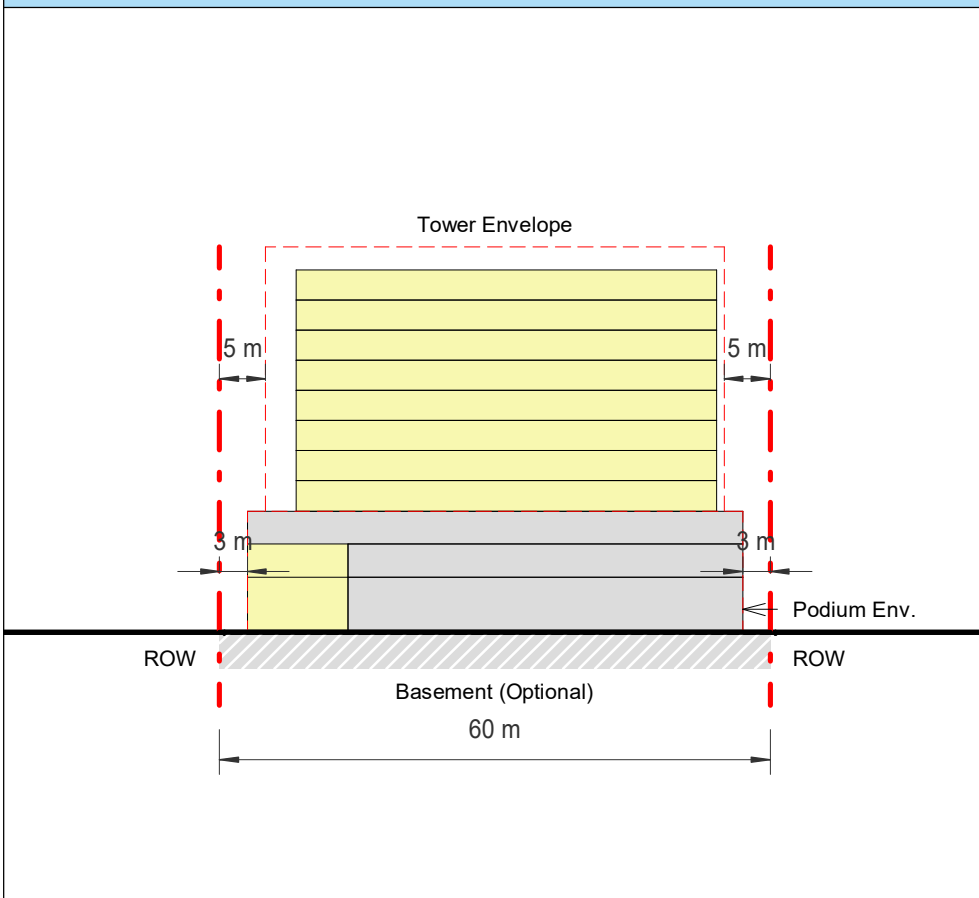
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot 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









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

- 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
- 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

- 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
- 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:

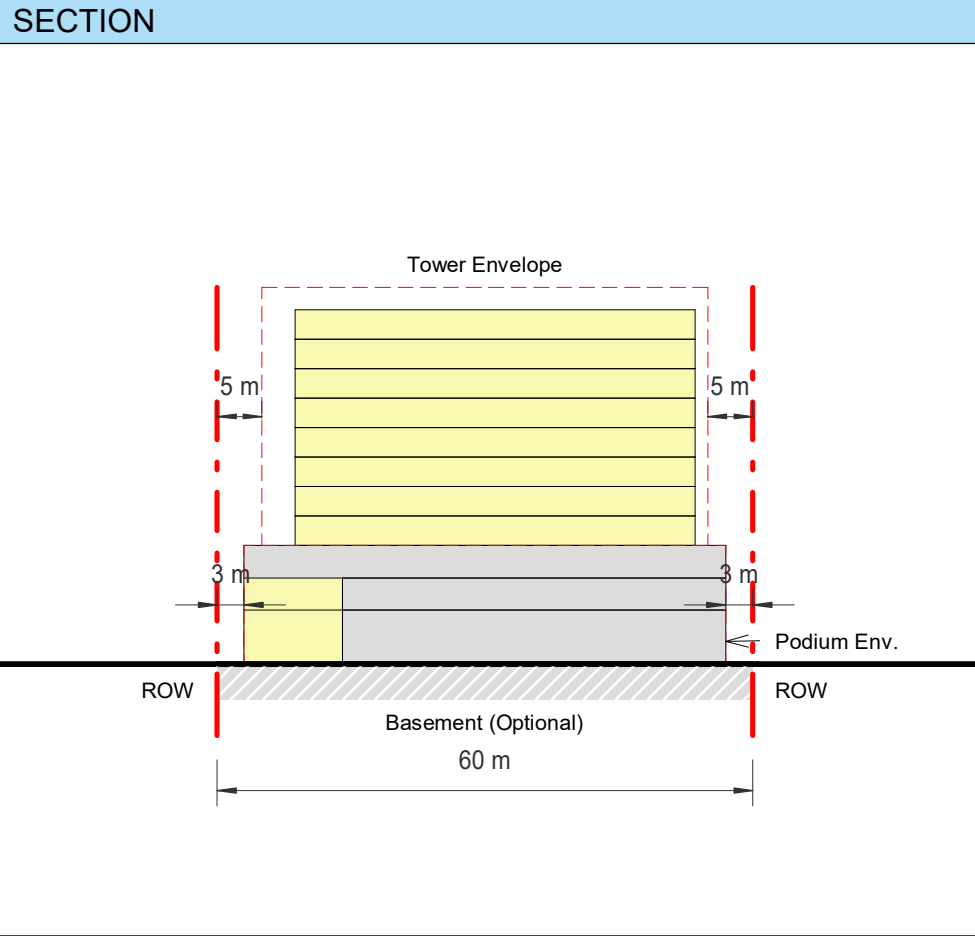
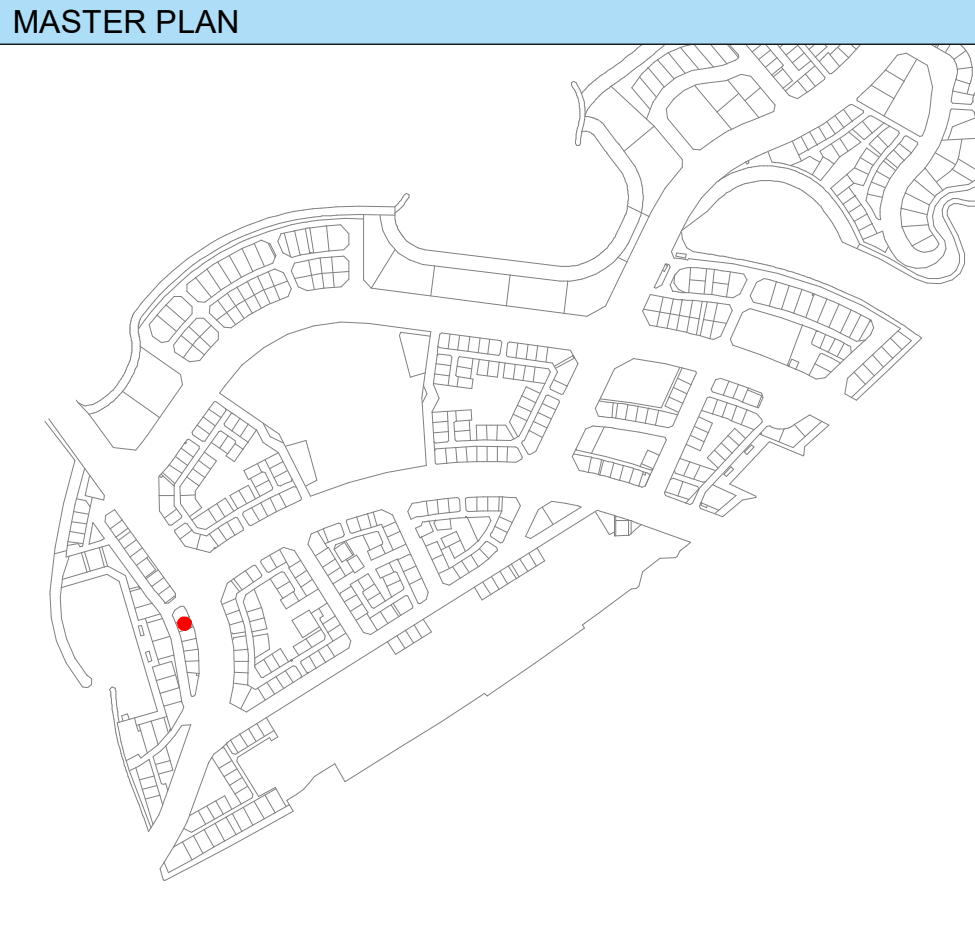
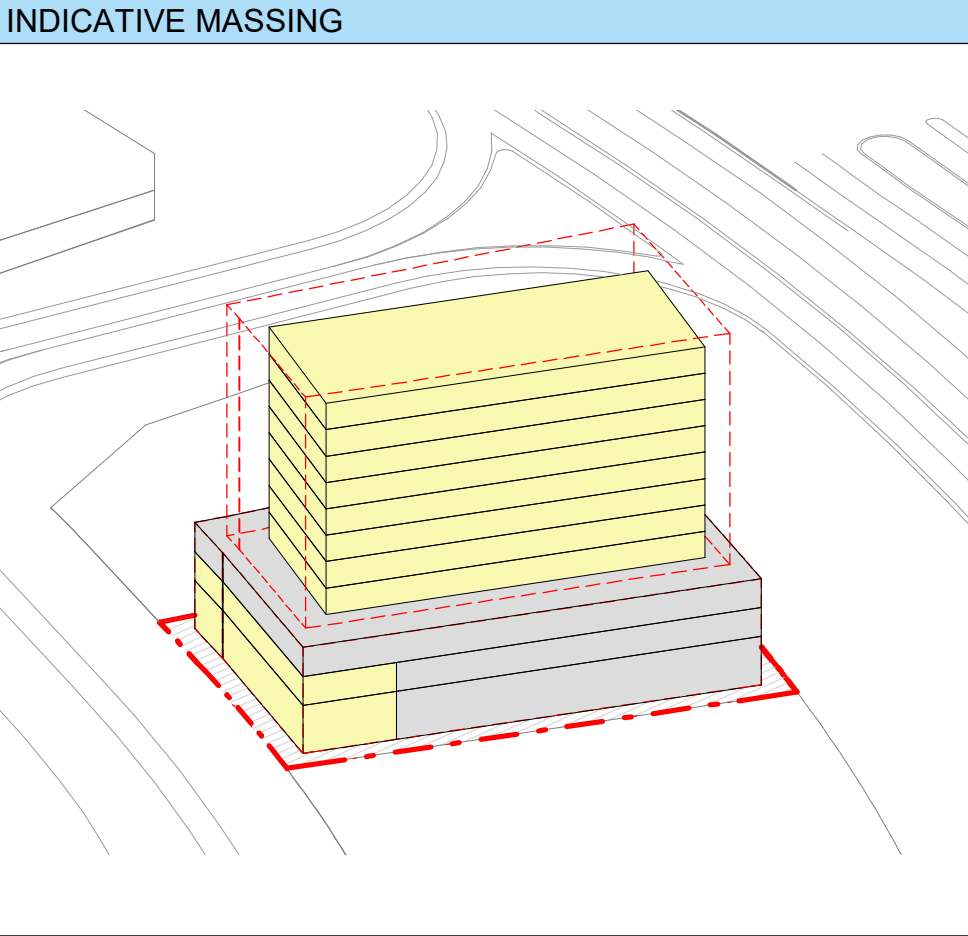
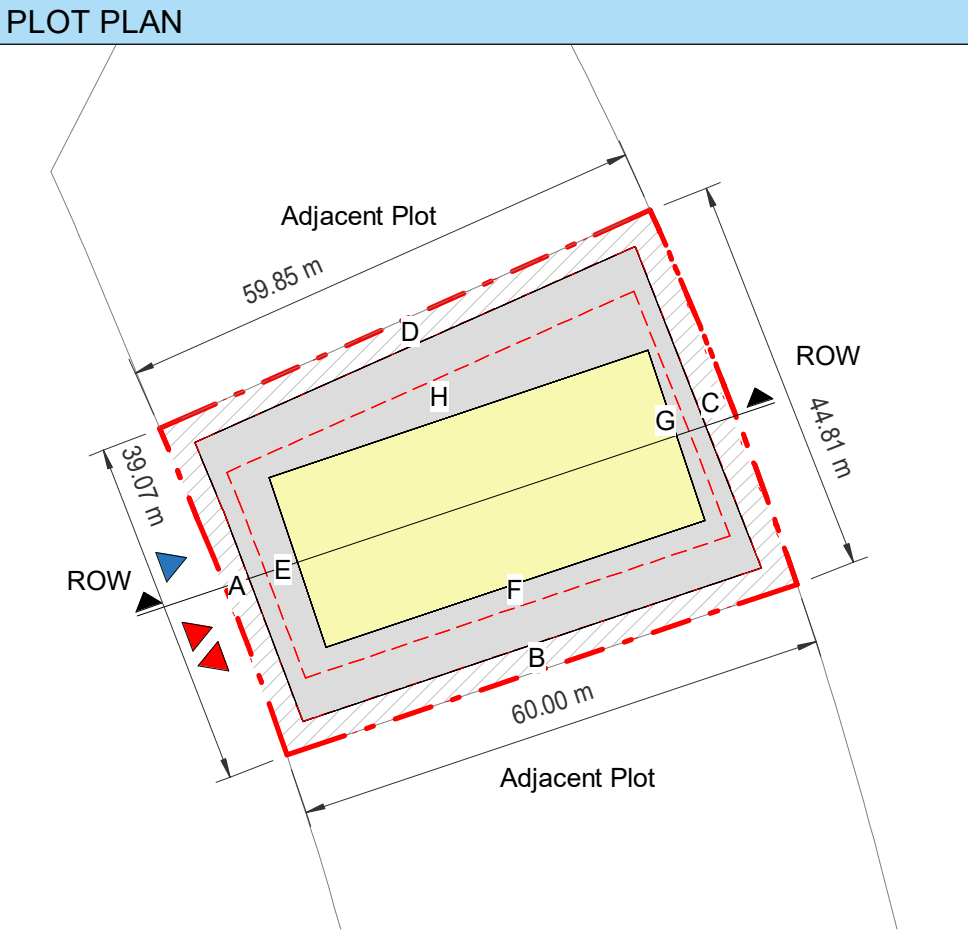
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
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DIA-RE-0341

RESIDENTIAL (APARTMENT)

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,671 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,362 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

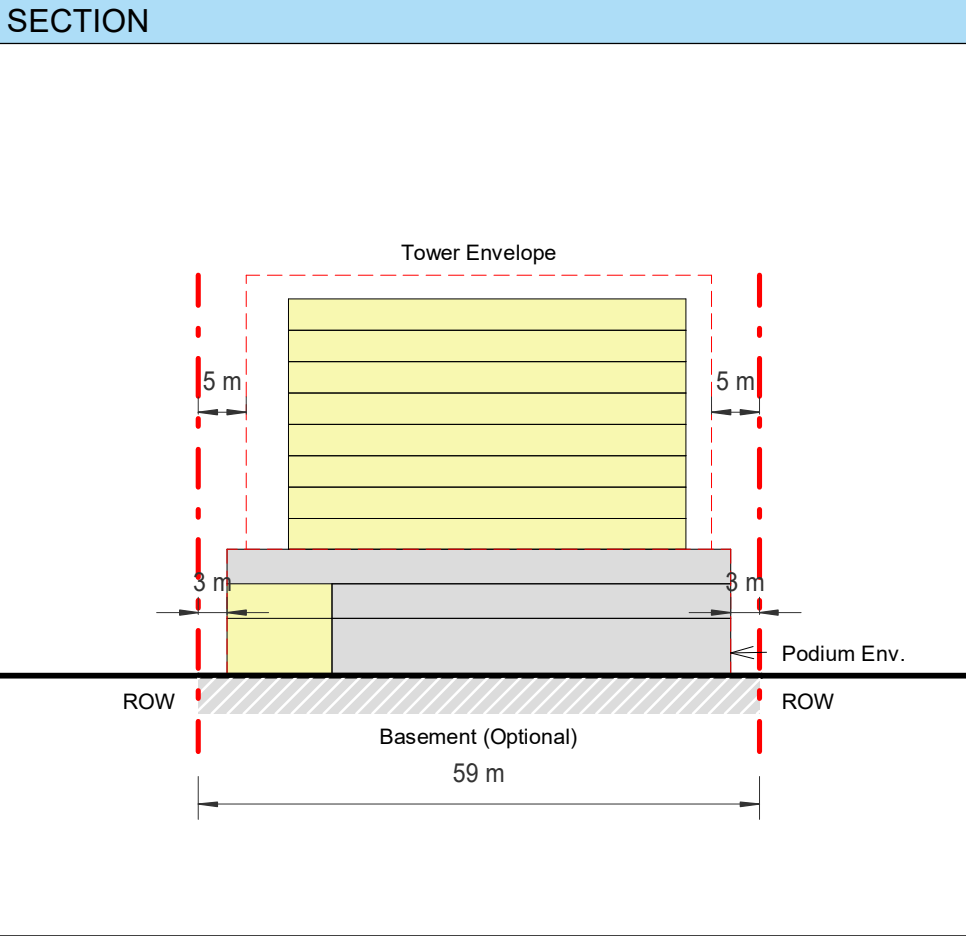
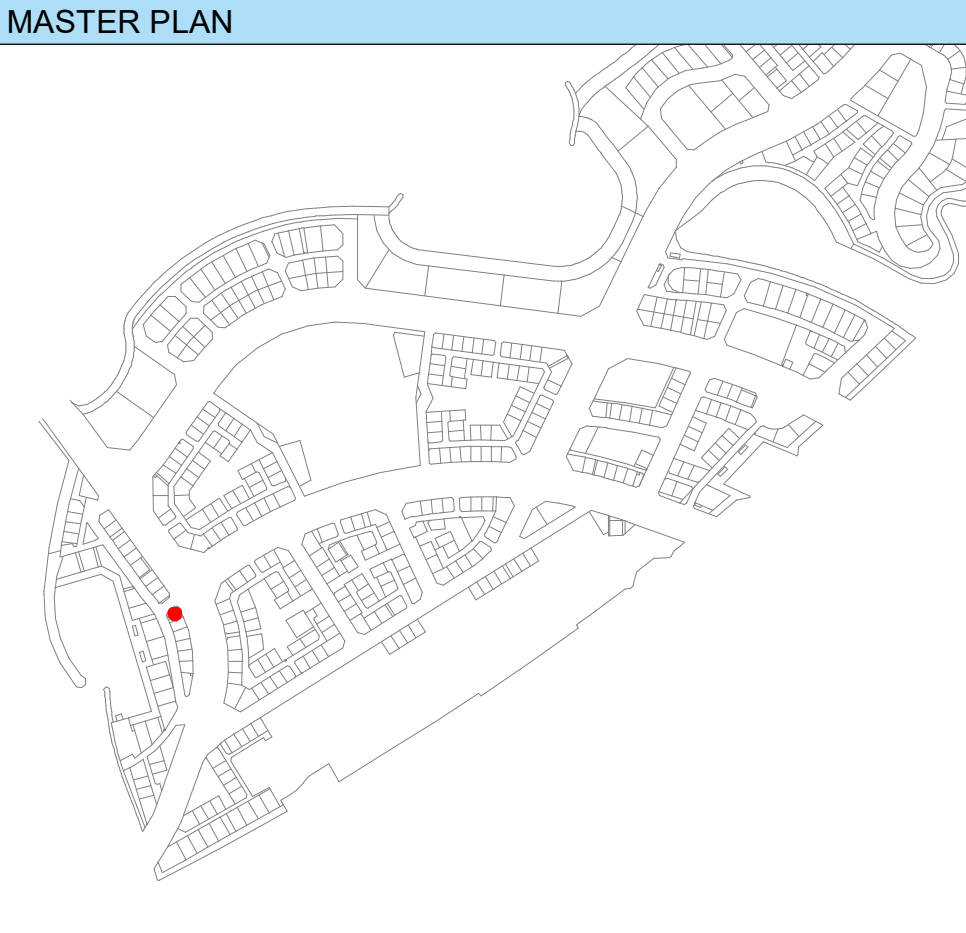
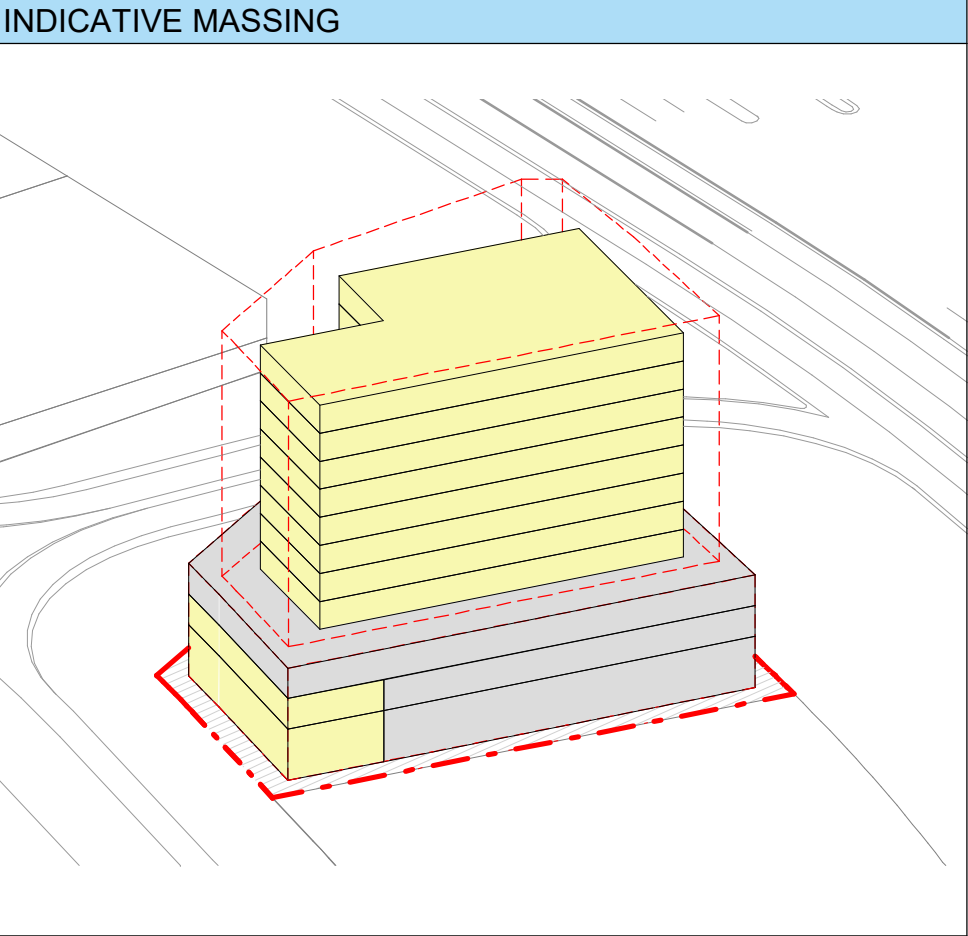
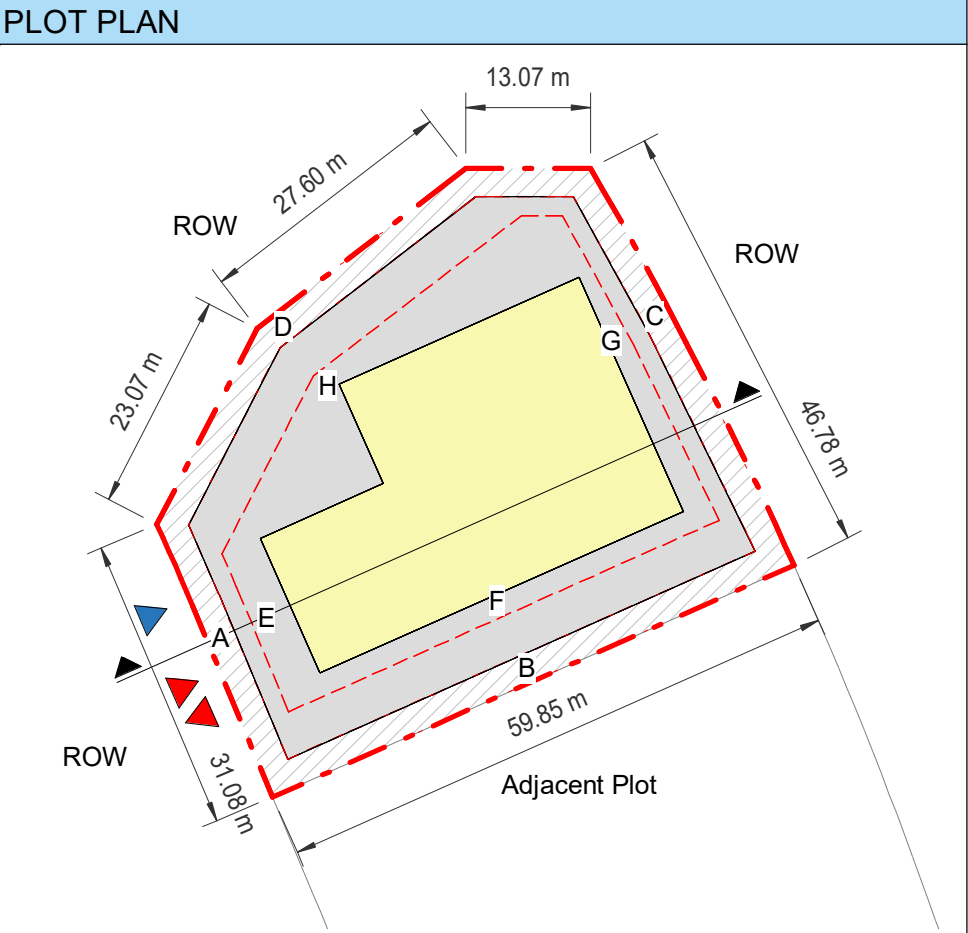
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0342

RESIDENTIAL (APARTMENT)



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,251 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,629 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

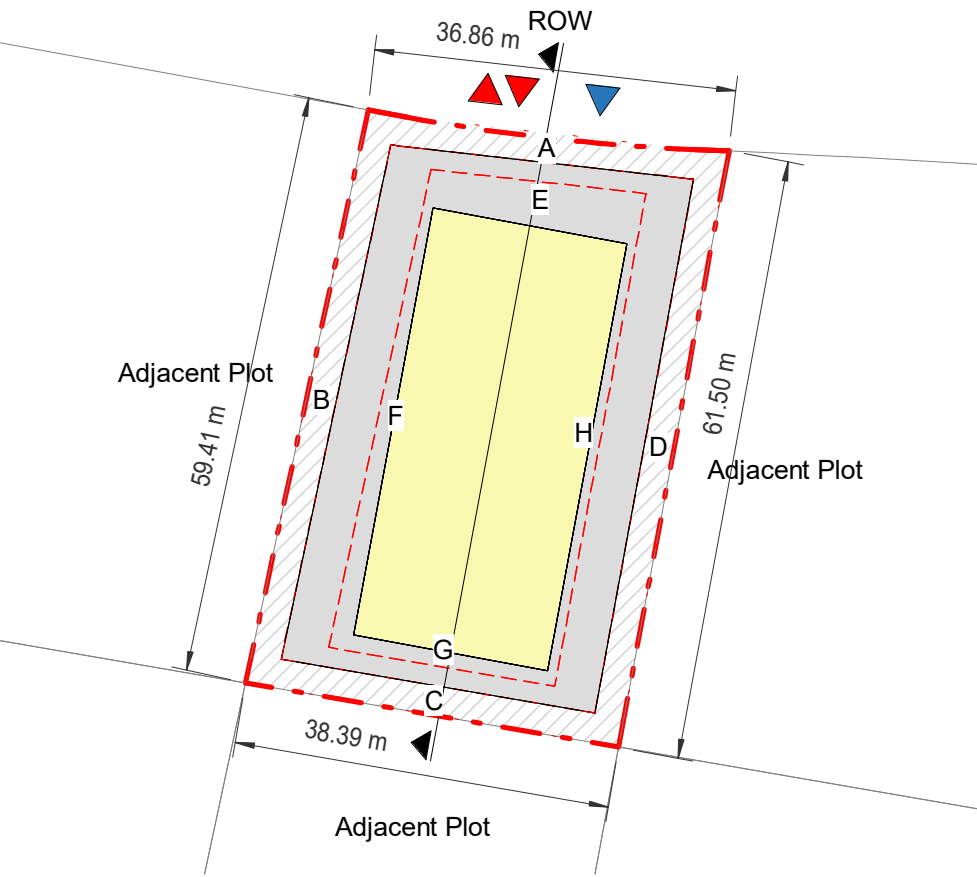
**Notes:**

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

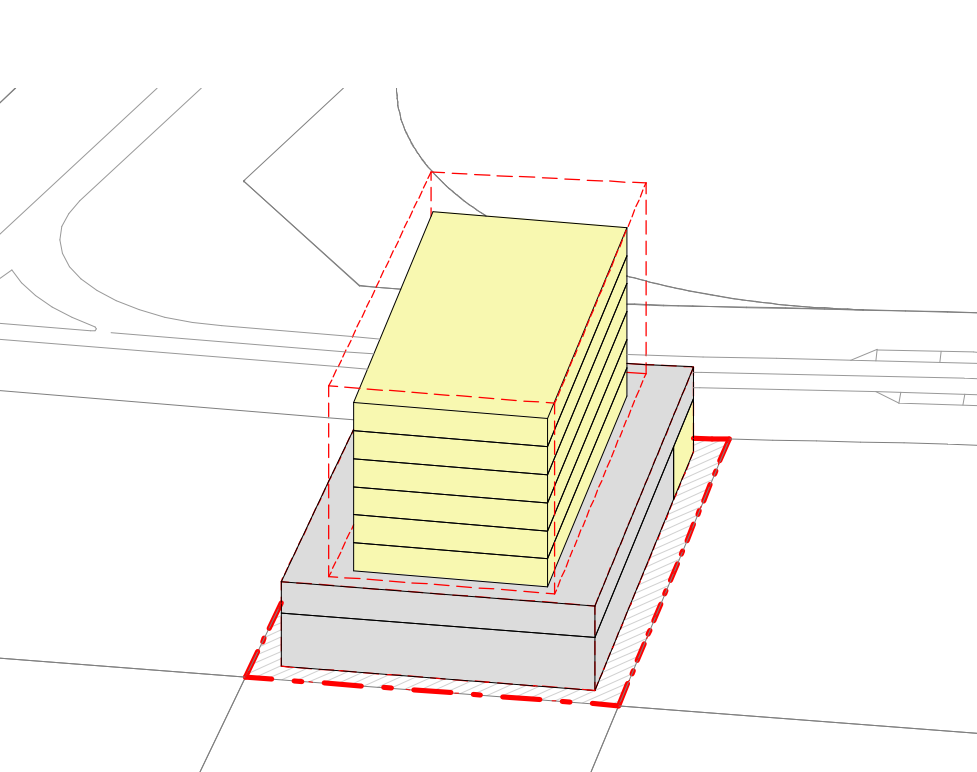
DIA-RE-0204

RESIDENTIAL (APARTMENT)

## PLOT PLAN



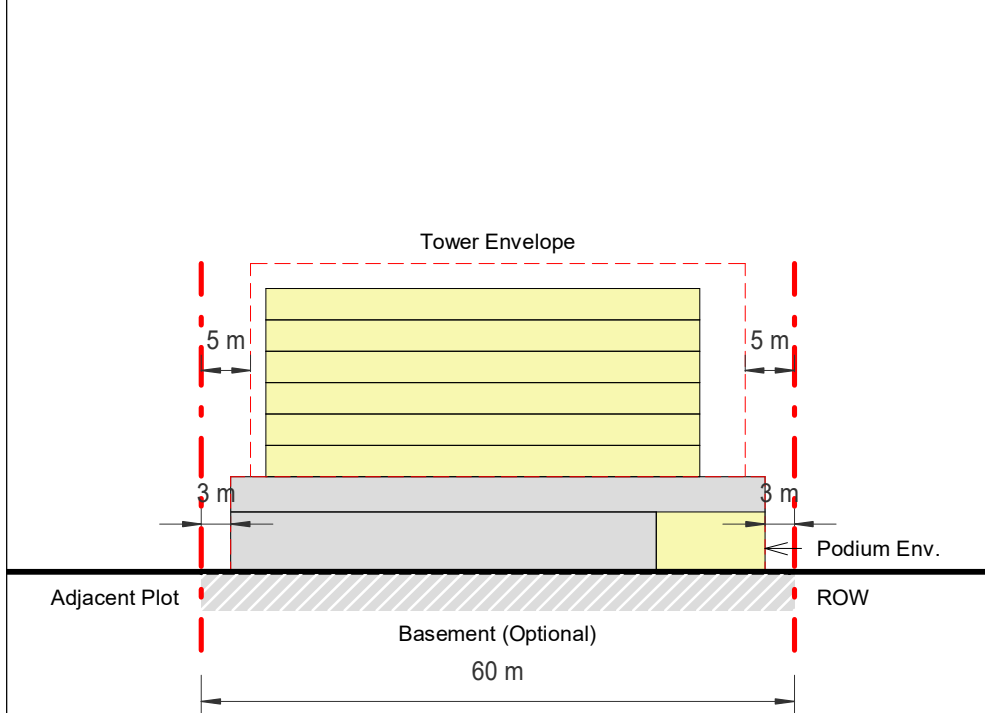
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,387 m²
FAR	2.50
Max. Tower Coverage	55%
BUA	5,967 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 - 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 =  $BUA^* \div \text{Minimum Av. Unit Area}$
- $BUA^*$ : 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
- 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

- 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
- 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:

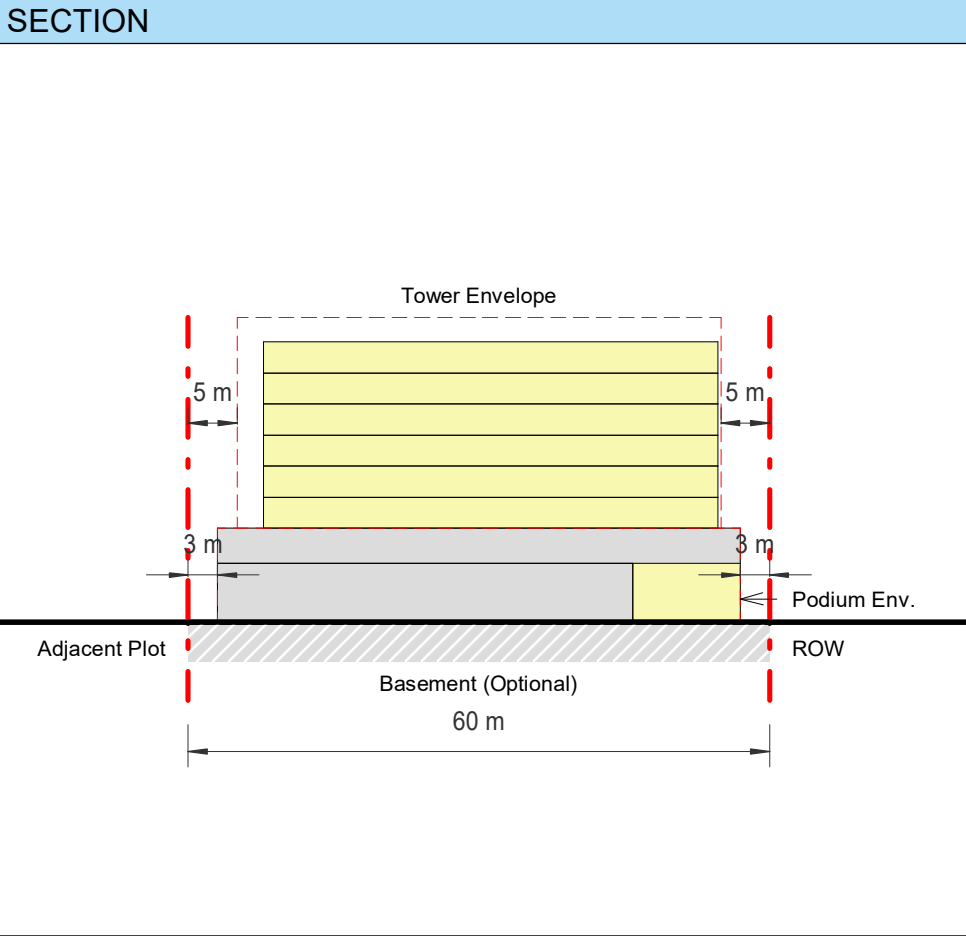
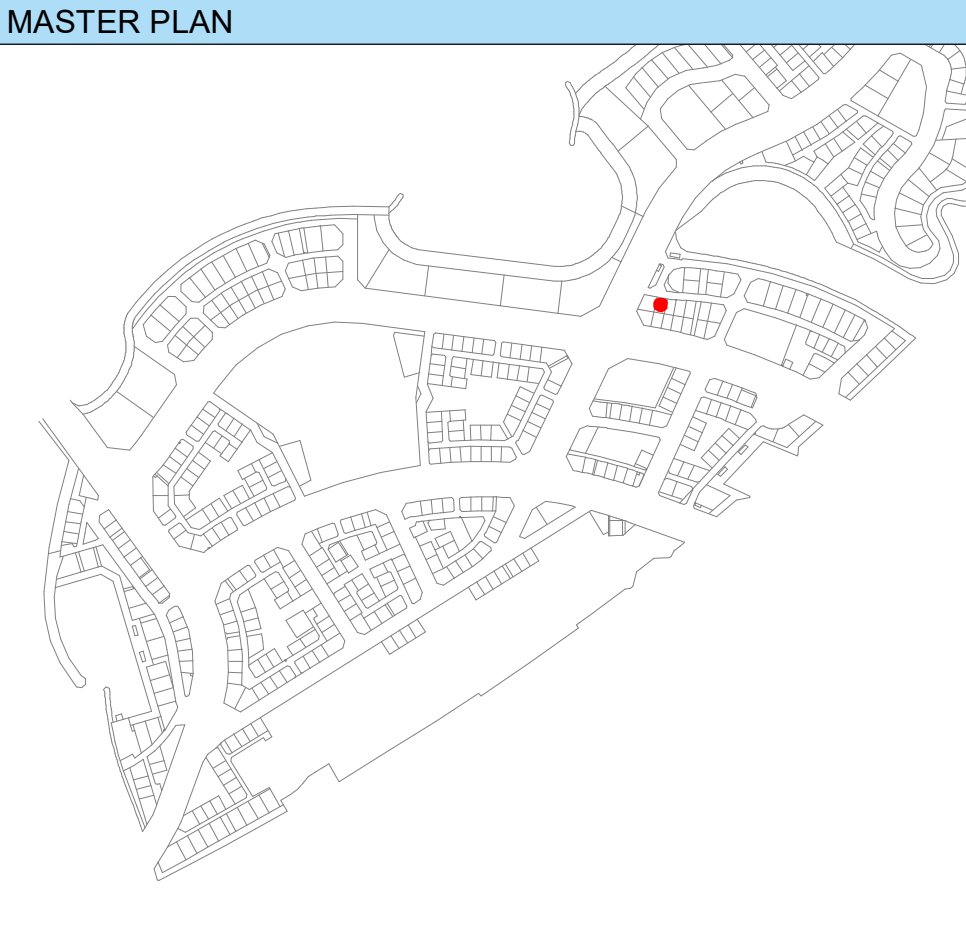
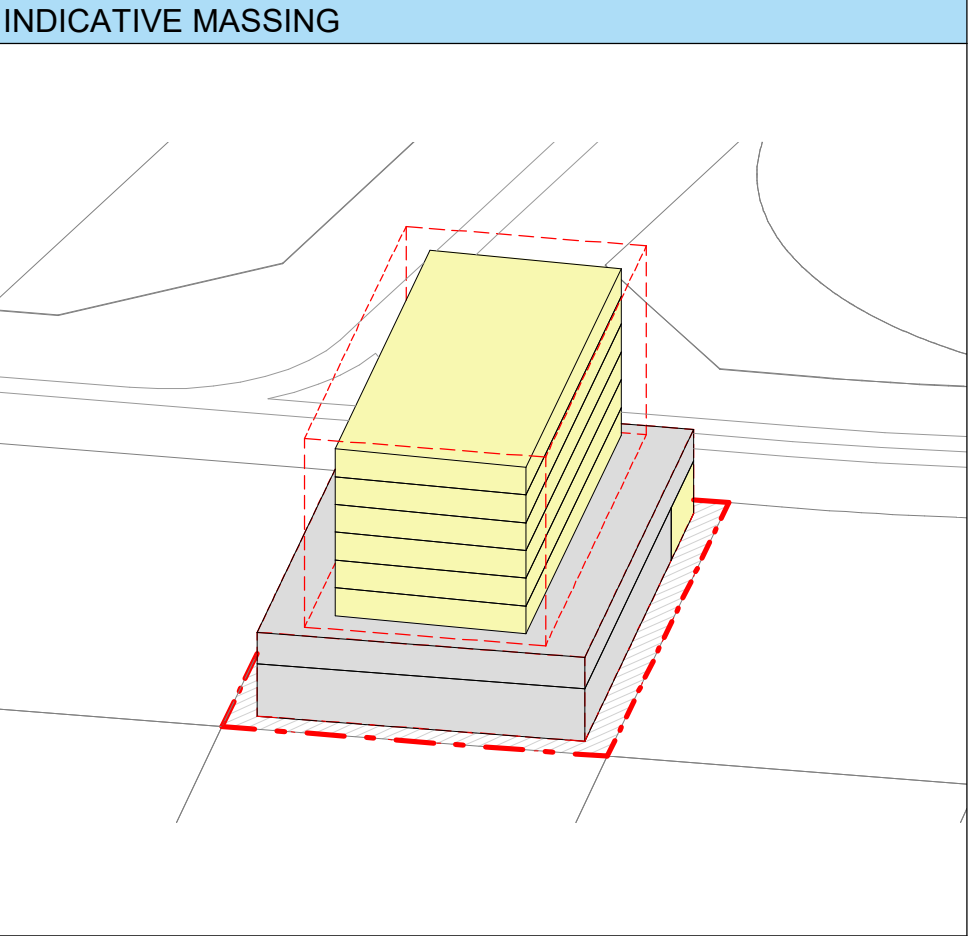
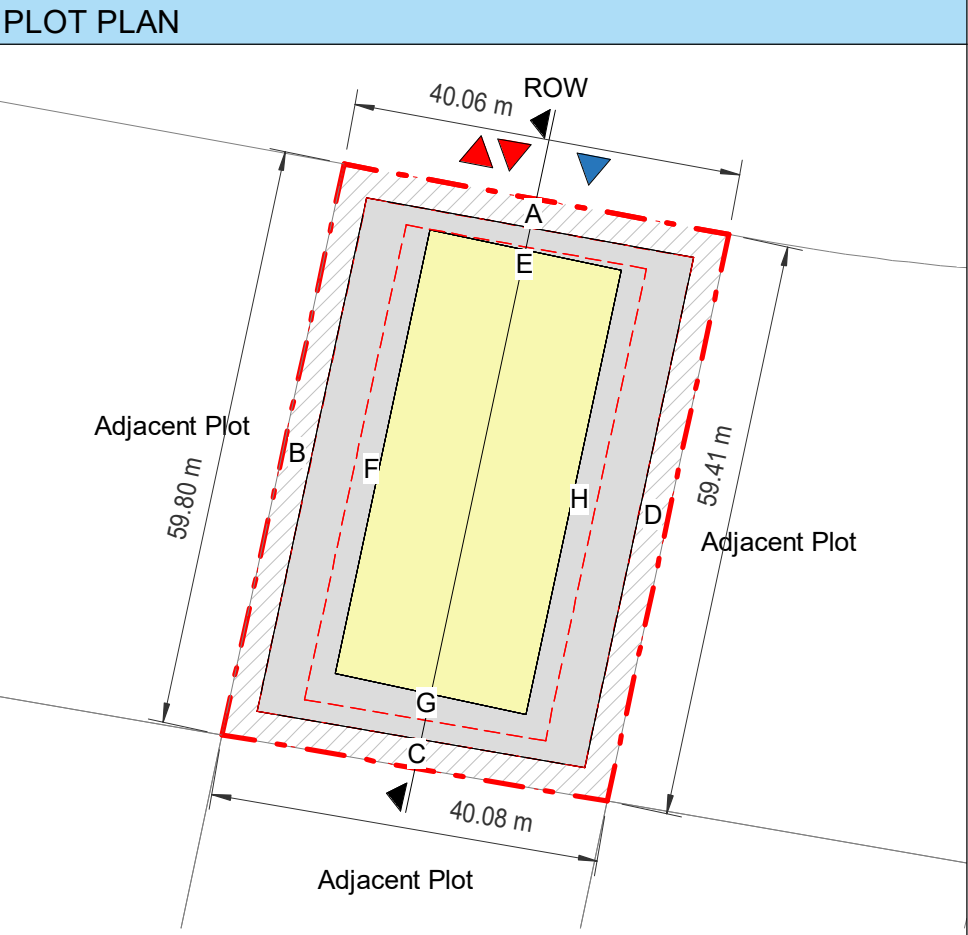
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0205

RESIDENTIAL (APARTMENT)

### Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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 - 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: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

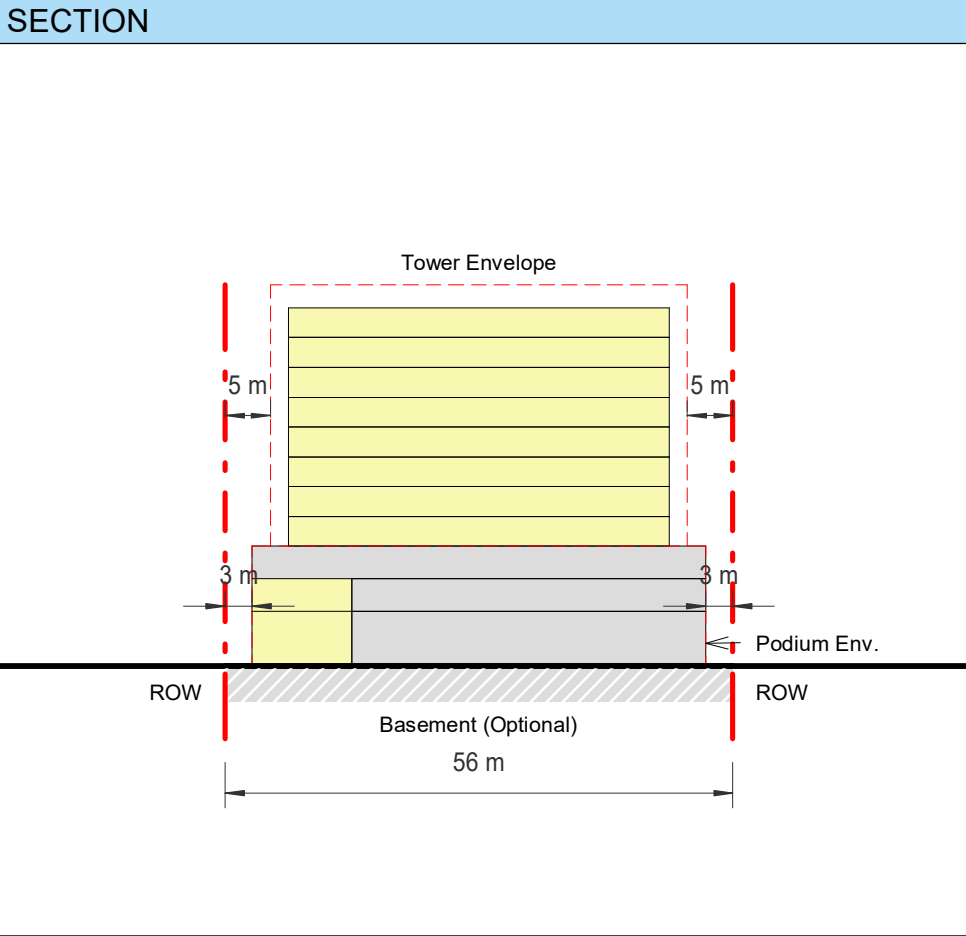
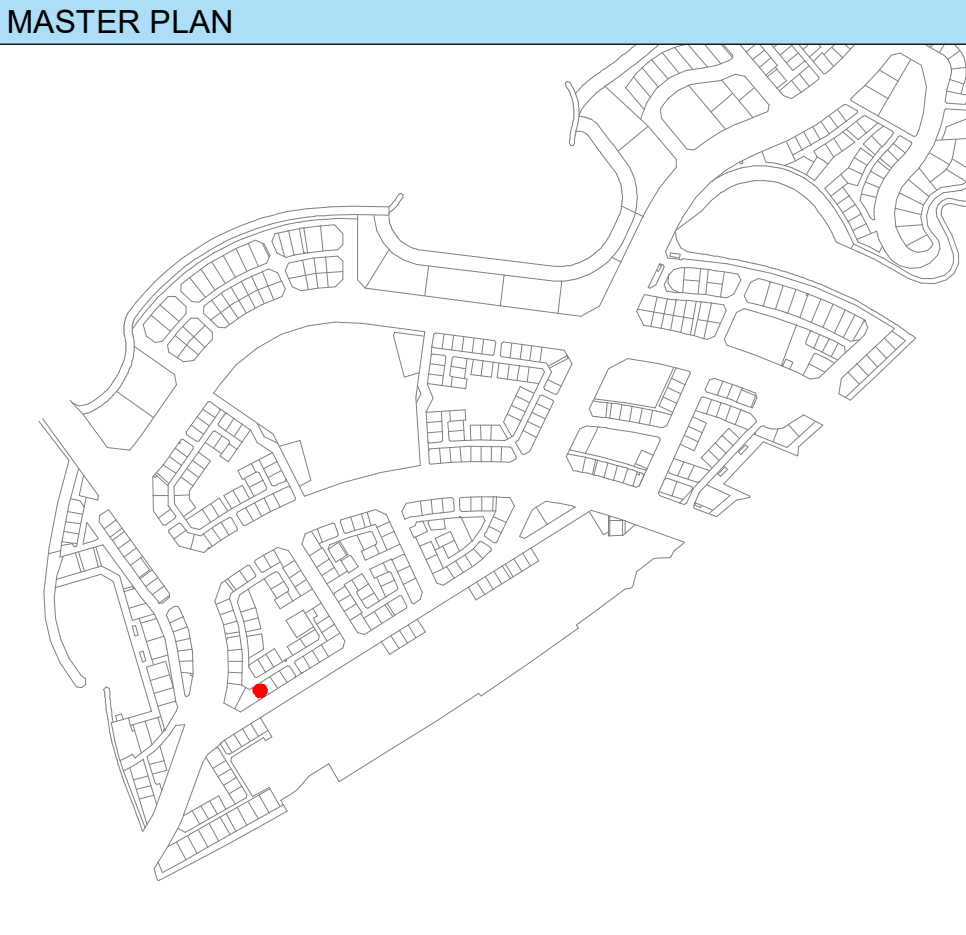
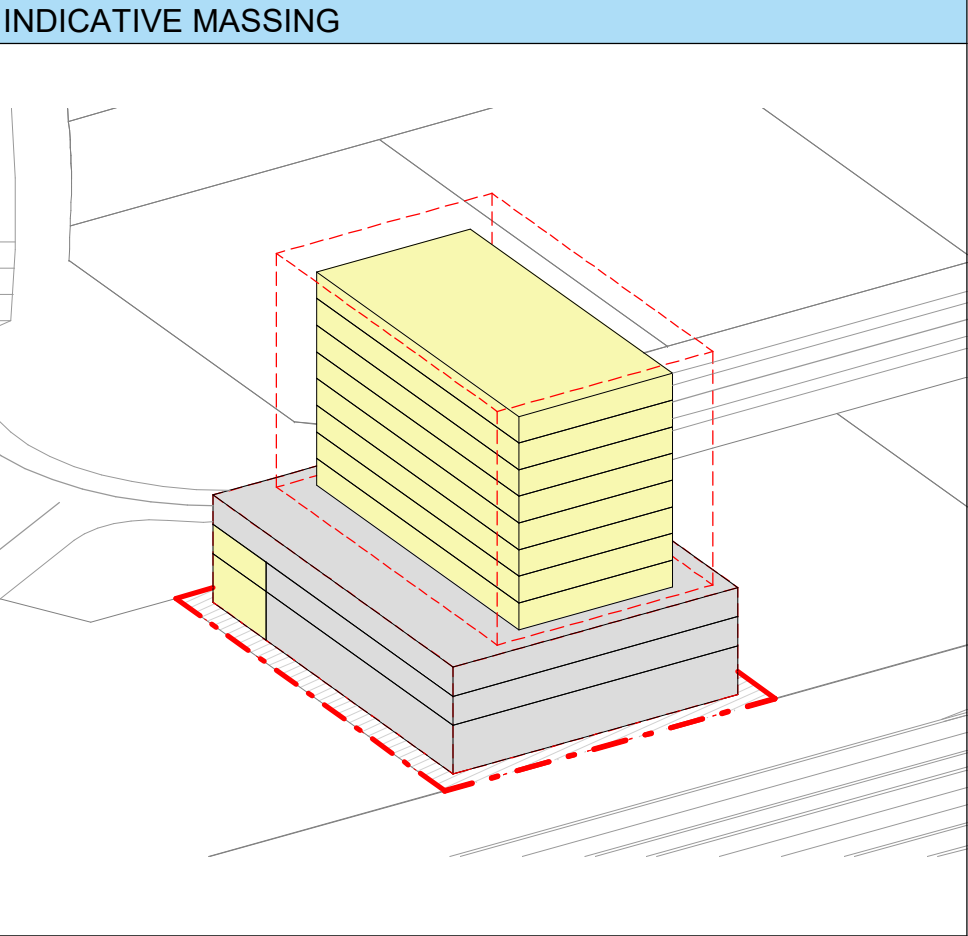
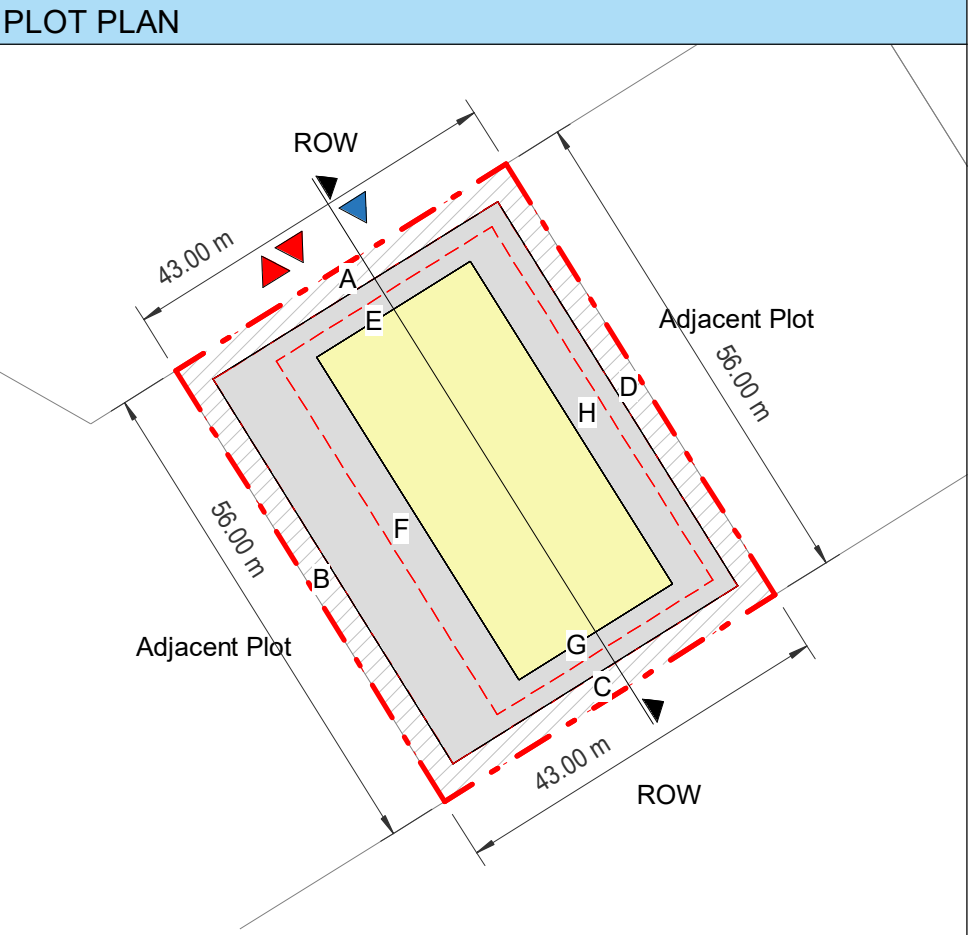
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0206

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</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

- 11m Podium Liner depth is mandatory
- No. of Units =  $BUA^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

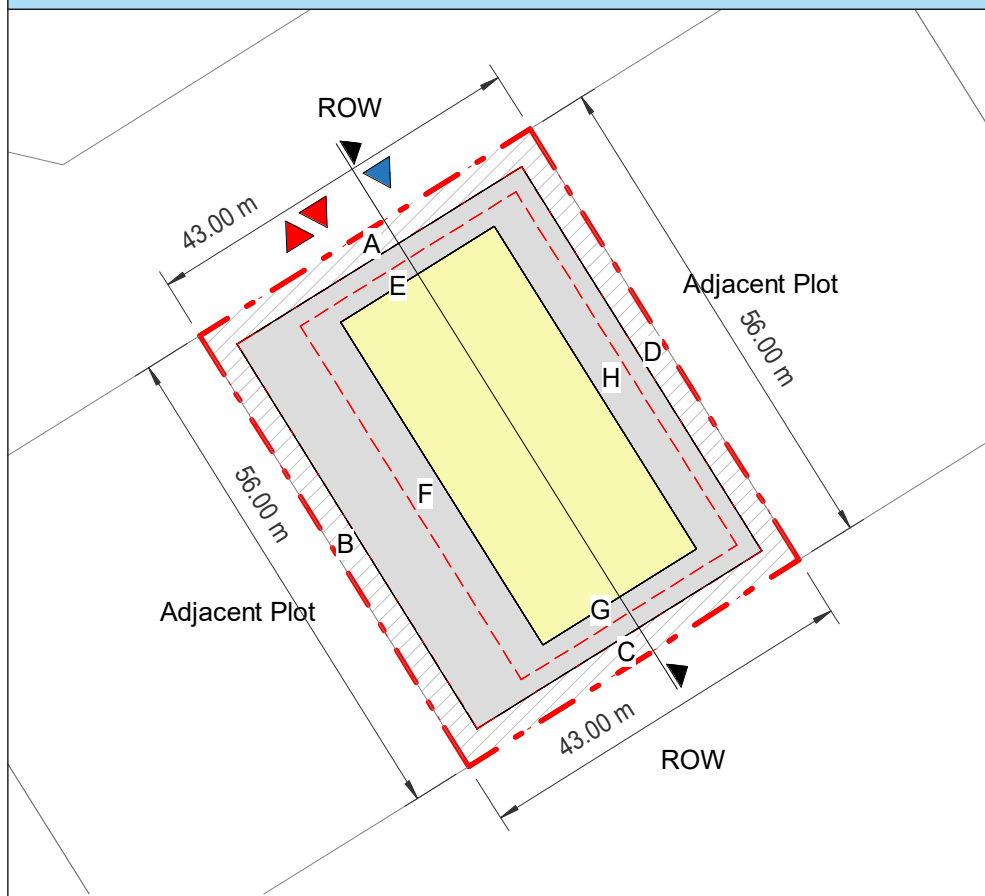
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

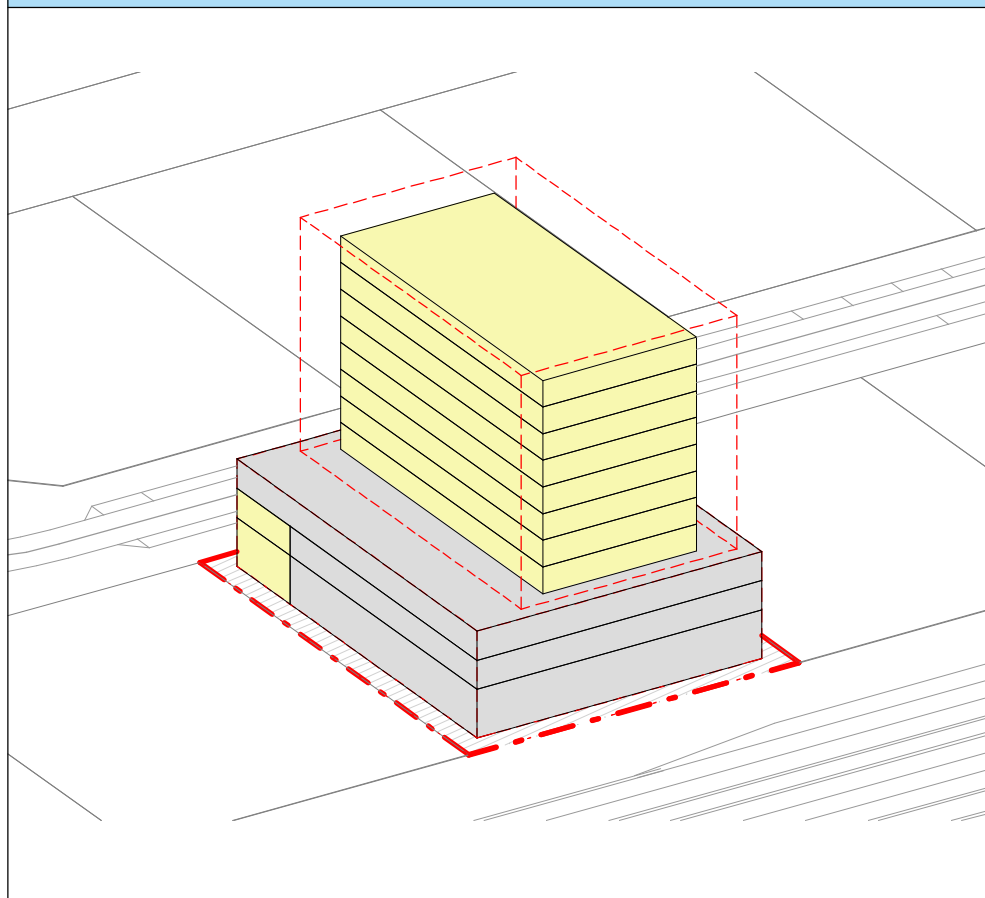
DIA-RE-0207

RESIDENTIAL (APARTMENT)

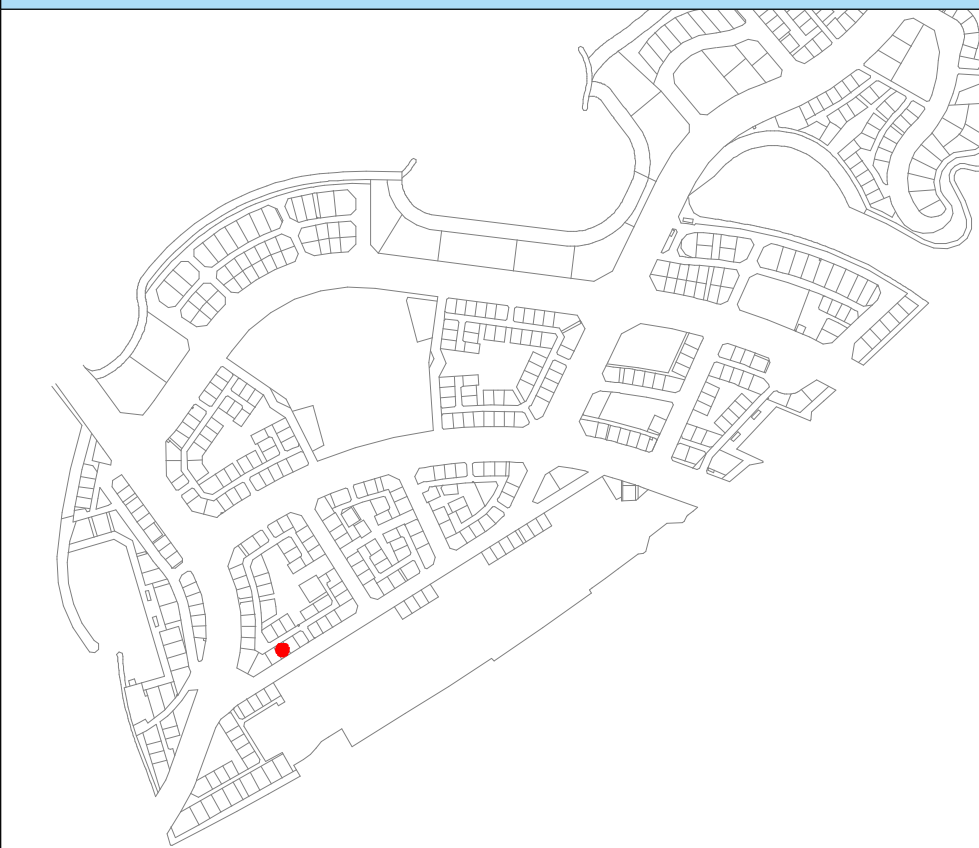
## PLOT PLAN



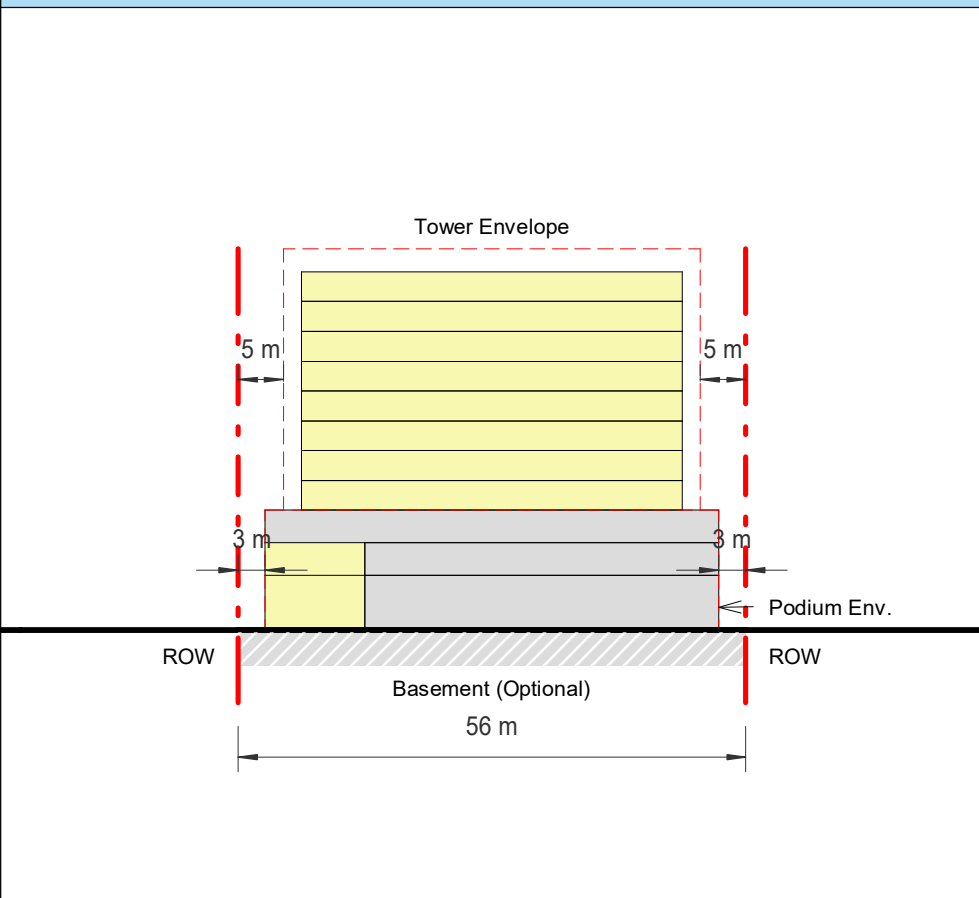
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	4,299 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	13,454 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

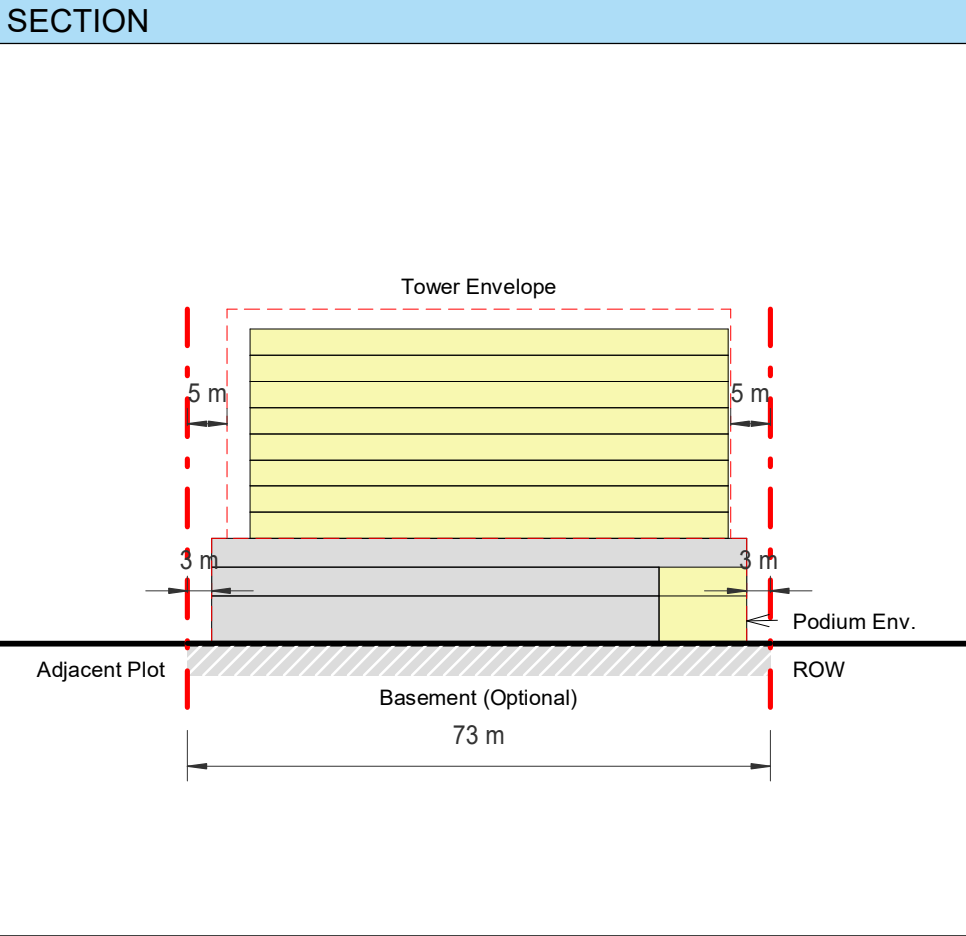
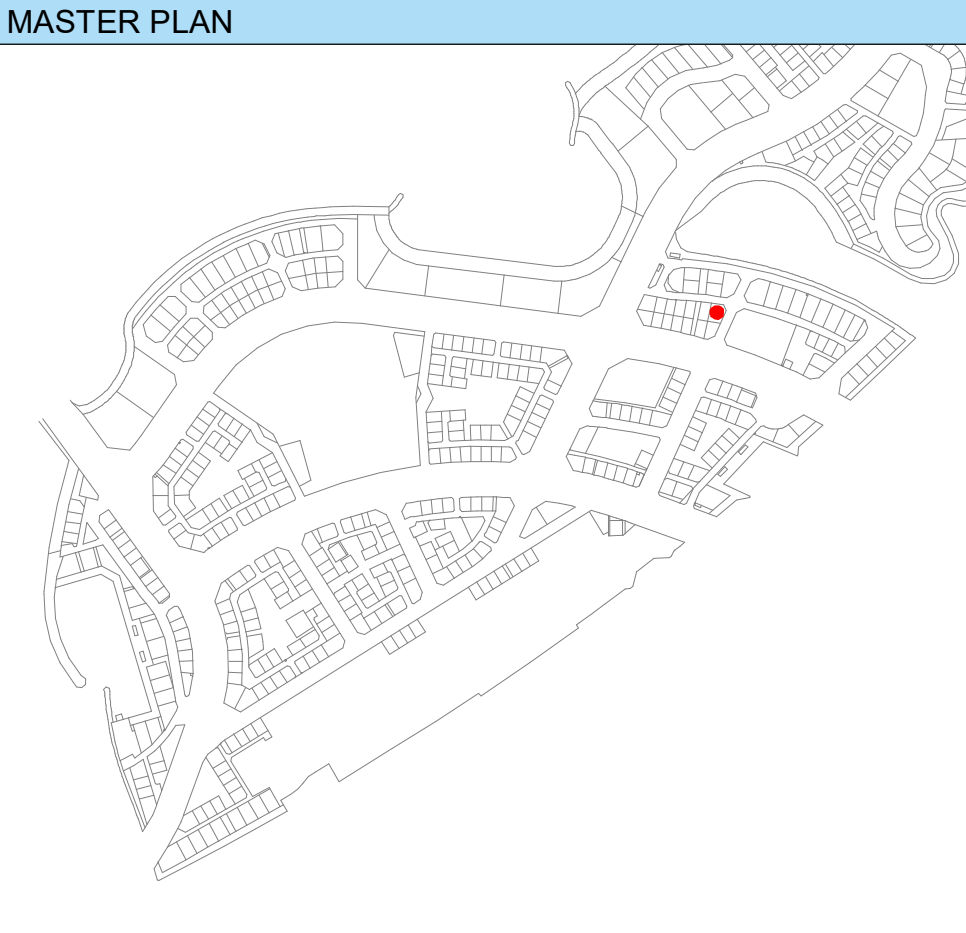
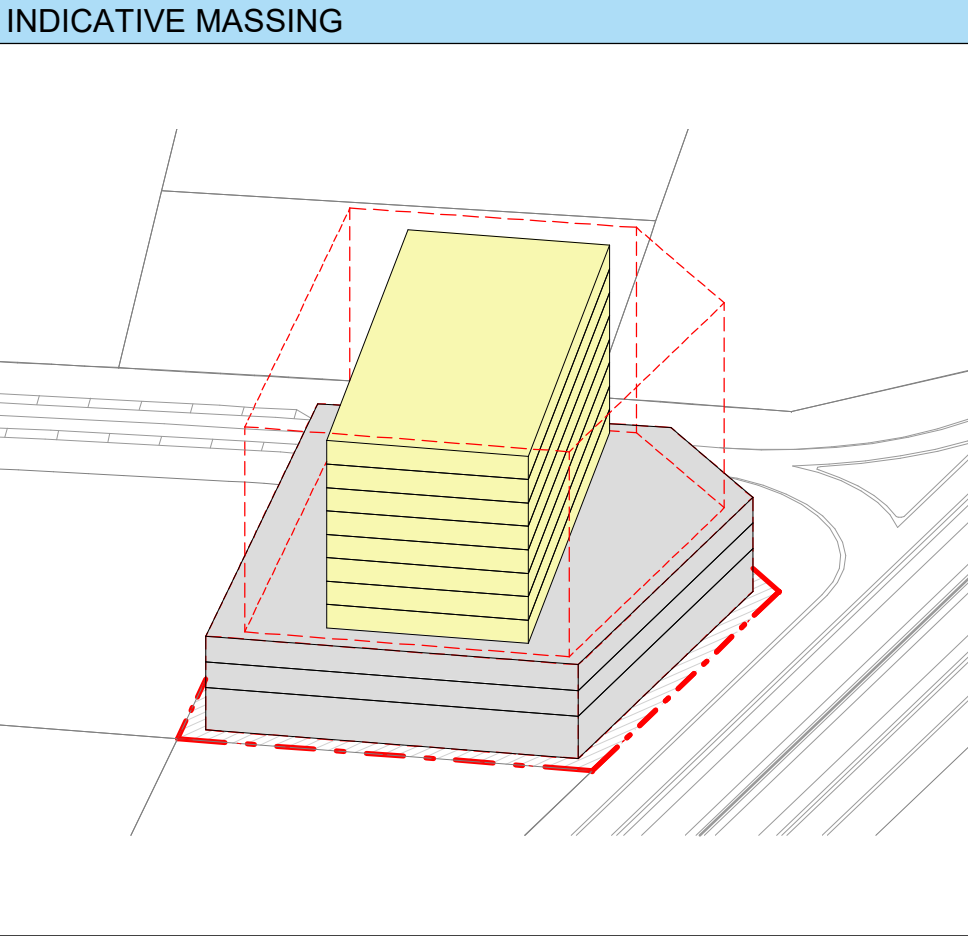
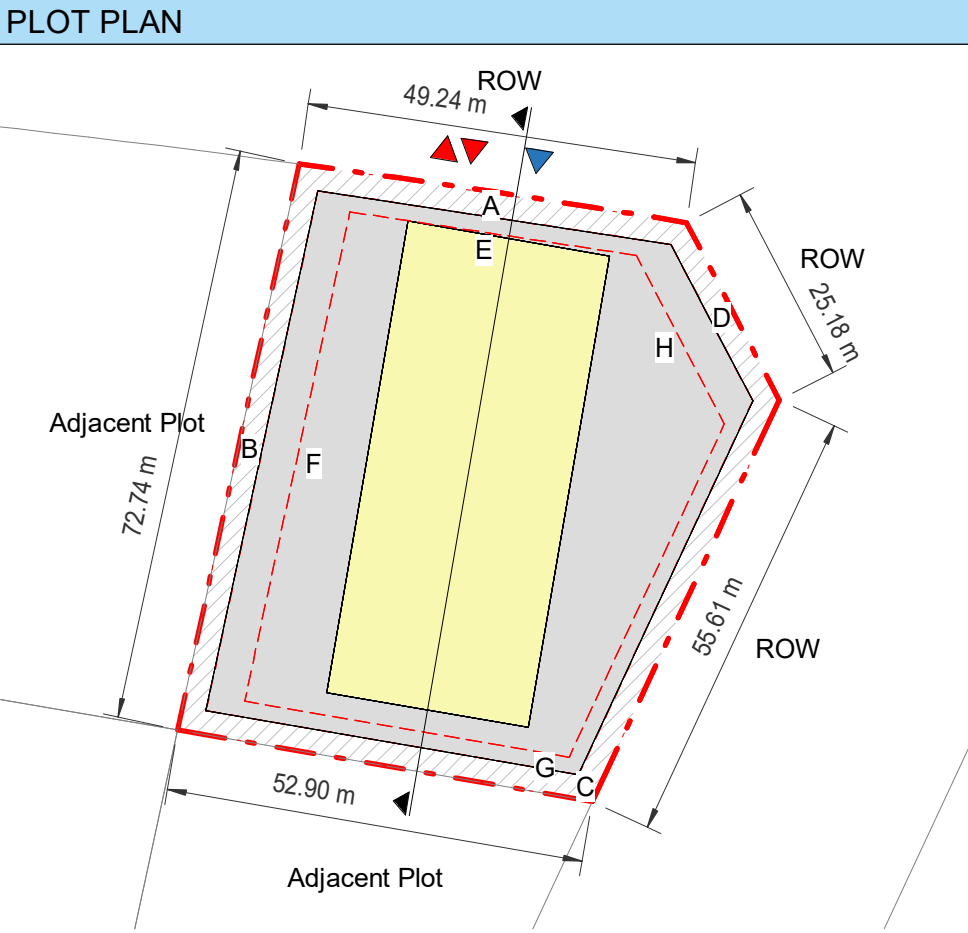
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0208

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,083 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	7,708 m <sup>2</sup>
- 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
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<sup>2</sup>
- 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

- 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
- 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:

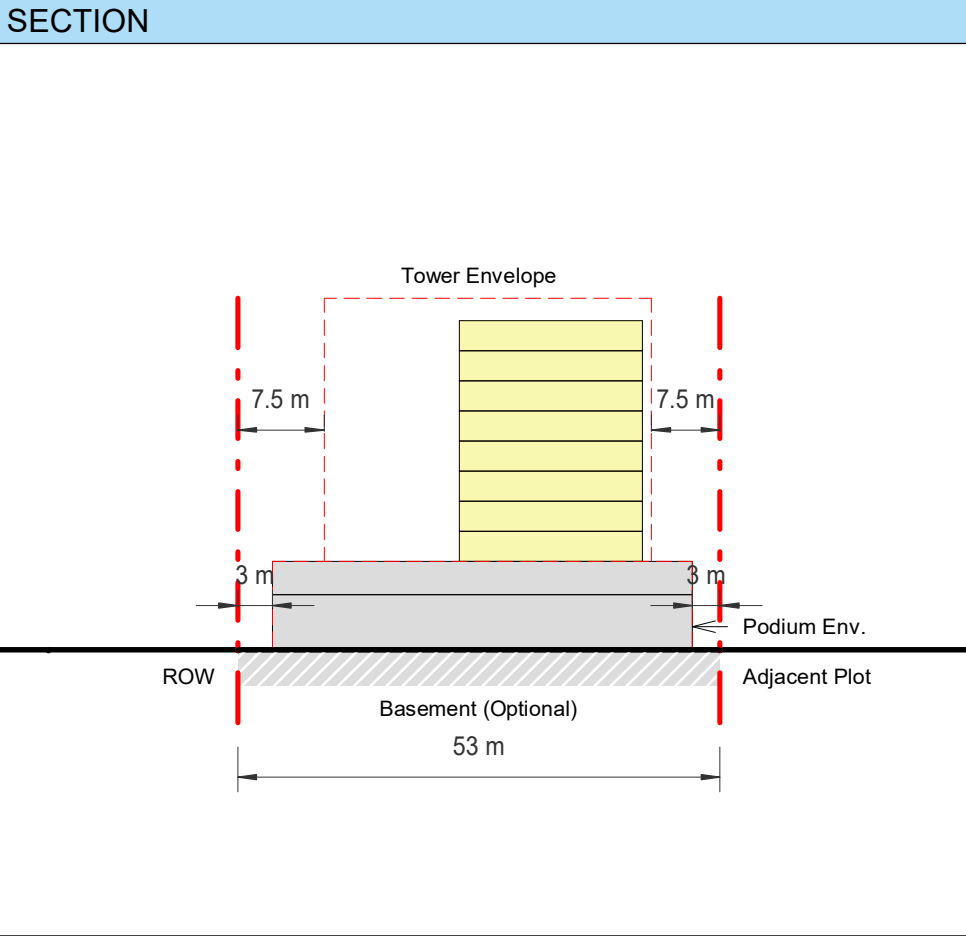
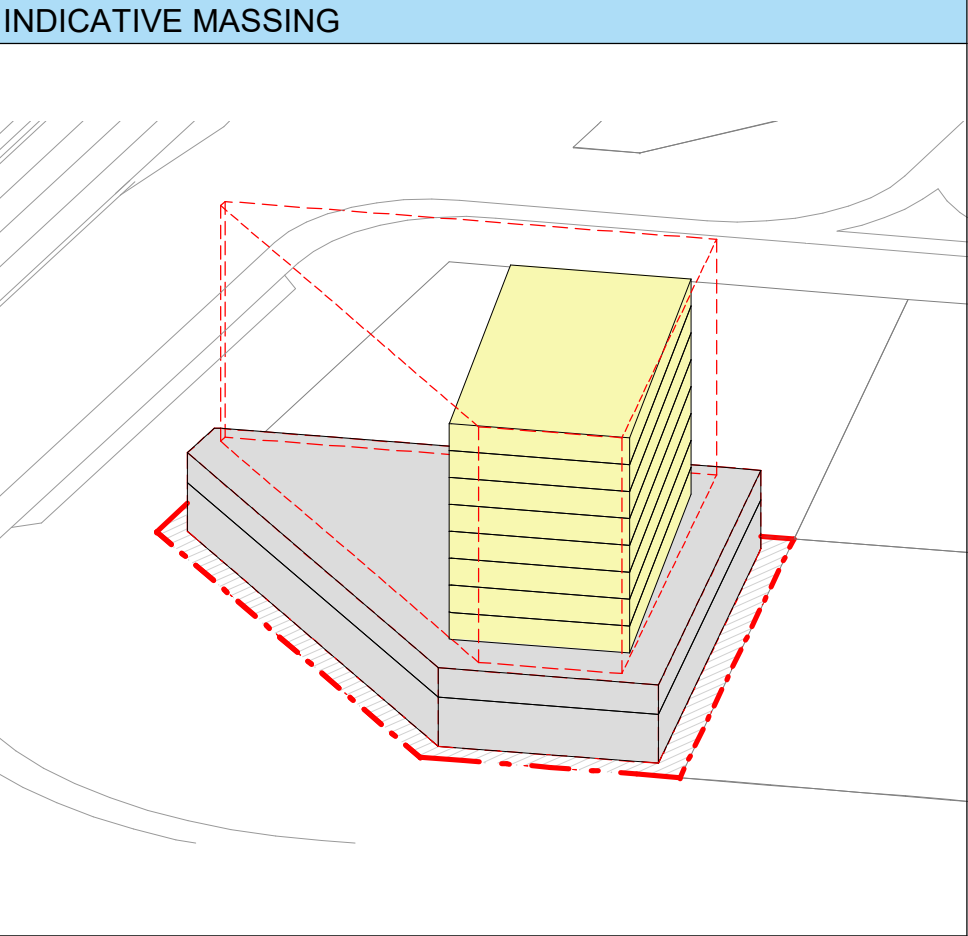
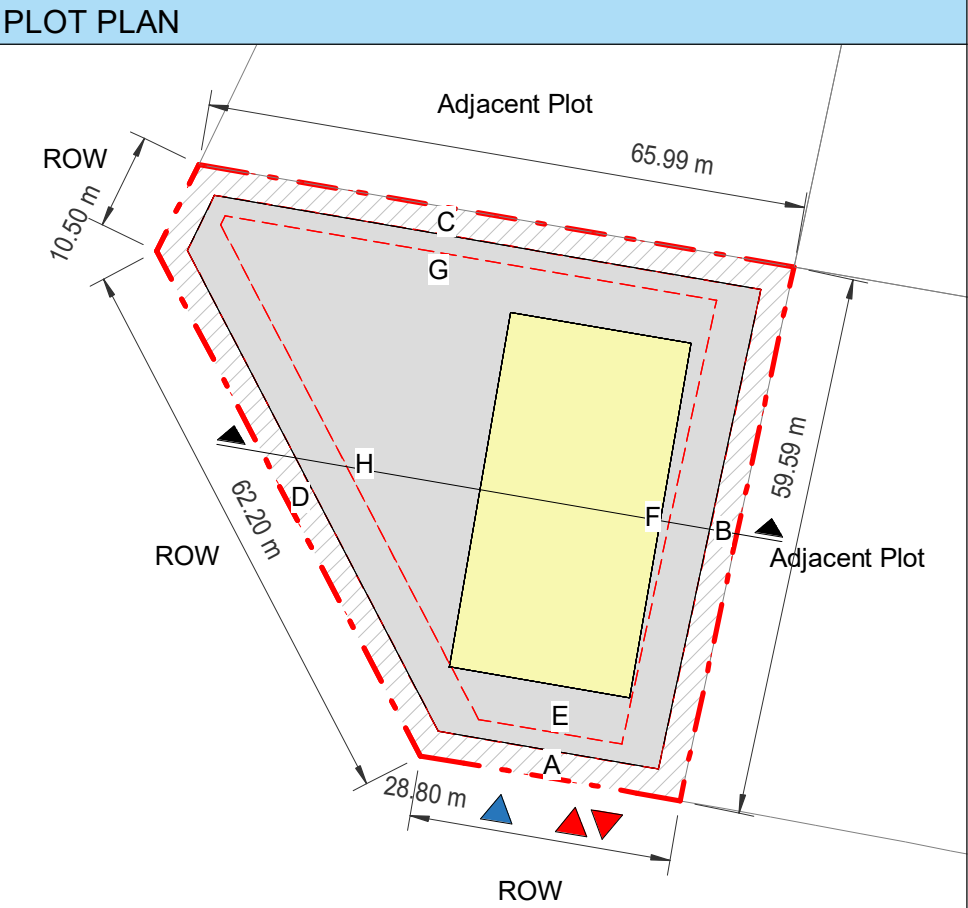
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0209

RESIDENTIAL (APARTMENT)

## Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,396 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,989 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

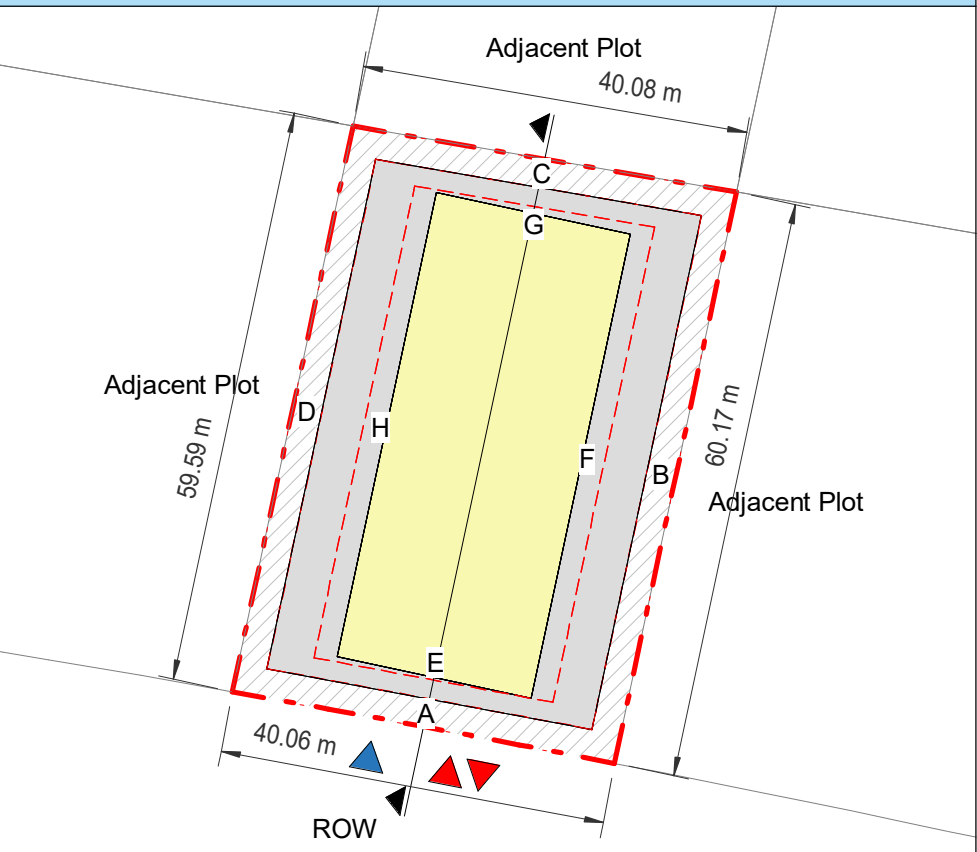
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

Notes:

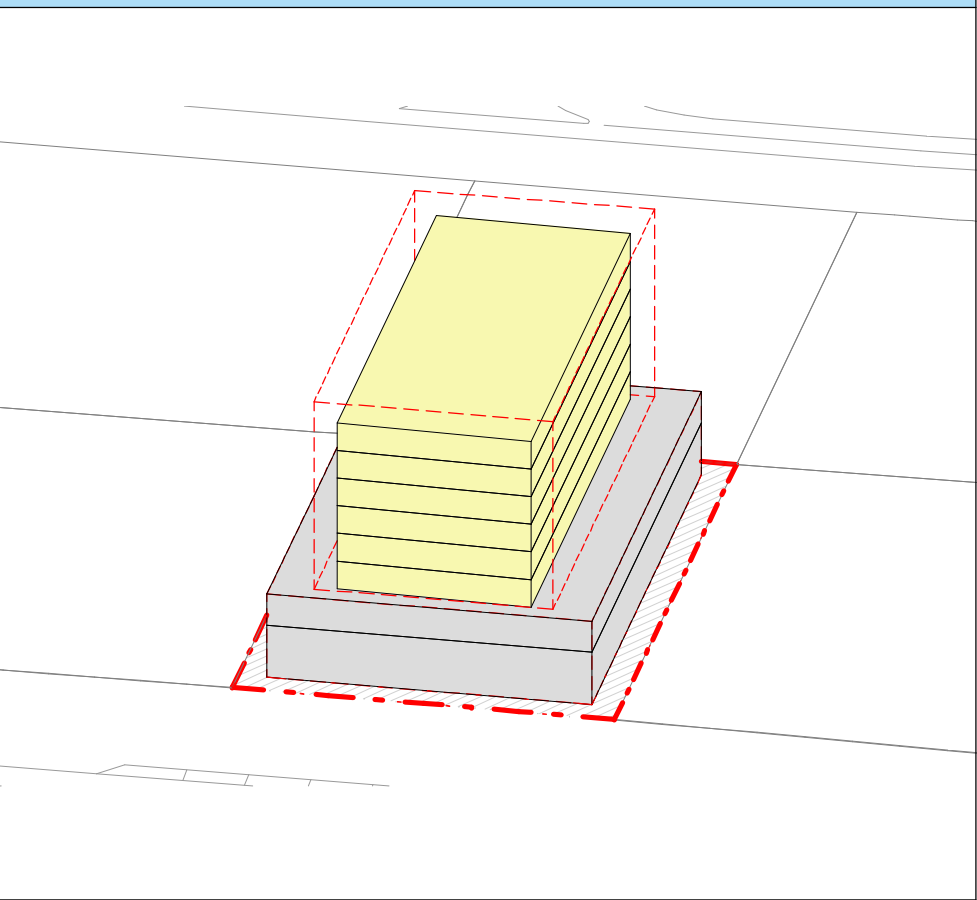
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0210  
RESIDENTIAL (APARTMENT)

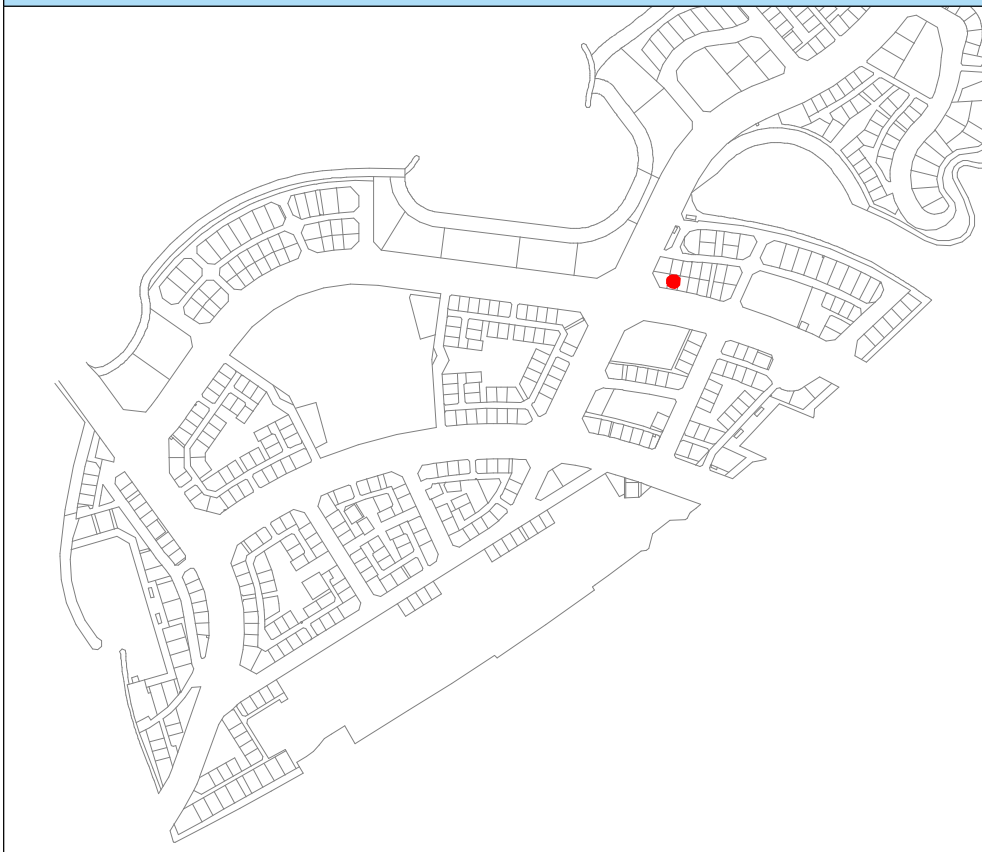
## PLOT PLAN



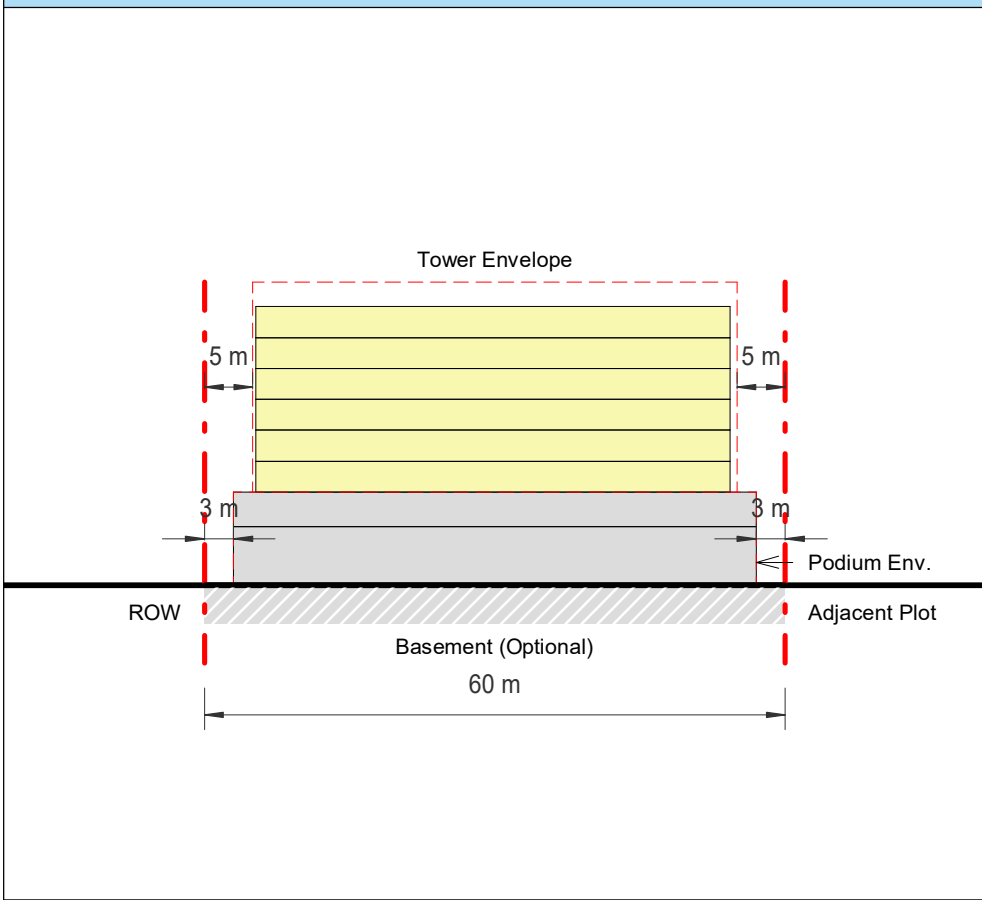
## INDICATIVE MASSING



## MASTER PLAN



SECTION



## 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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,380 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	5,950 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- 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:

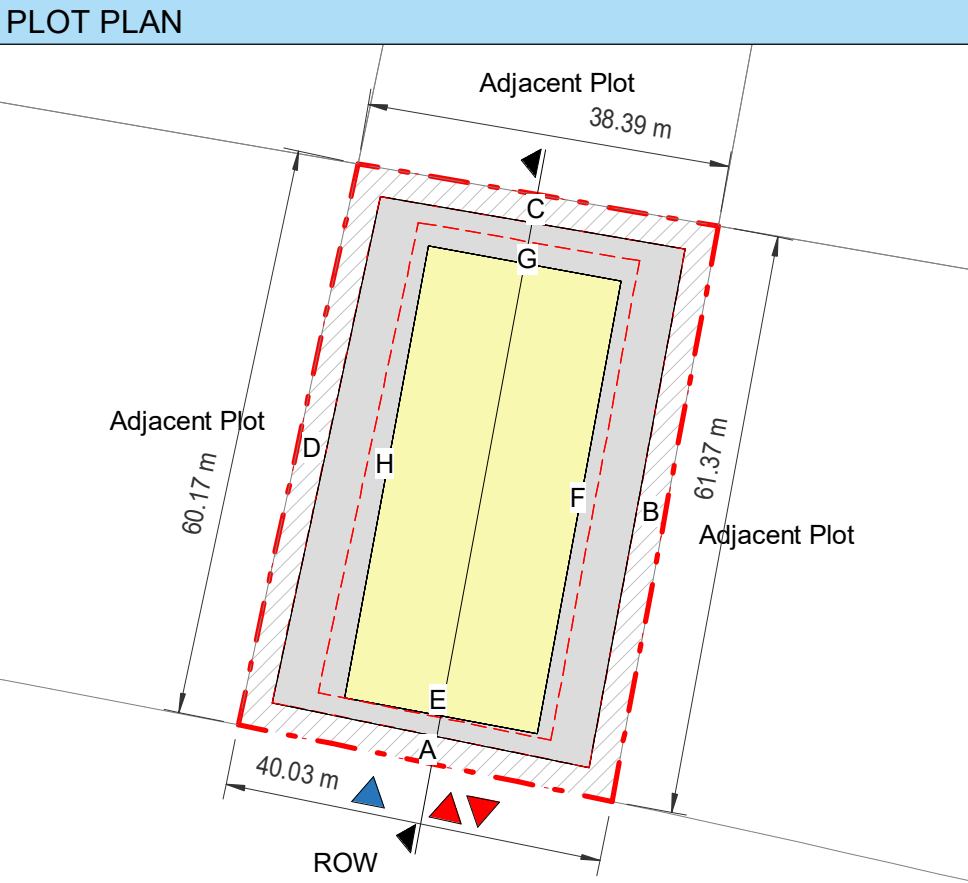
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
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DIA-RE-0211

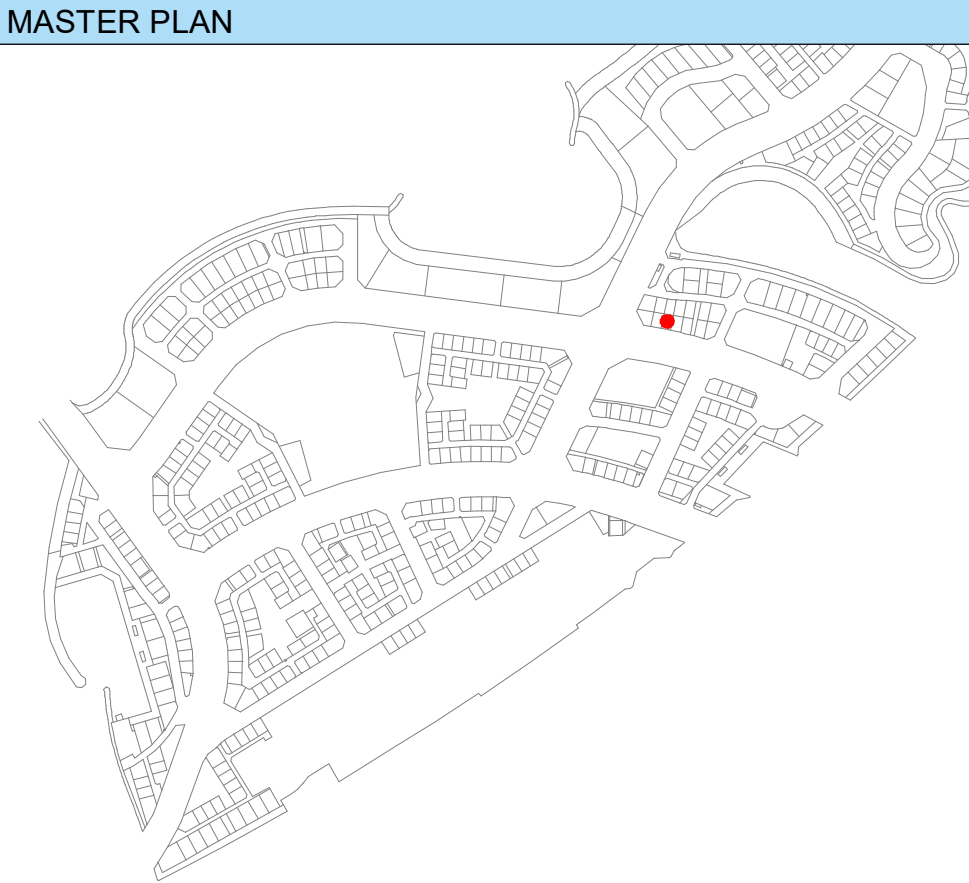
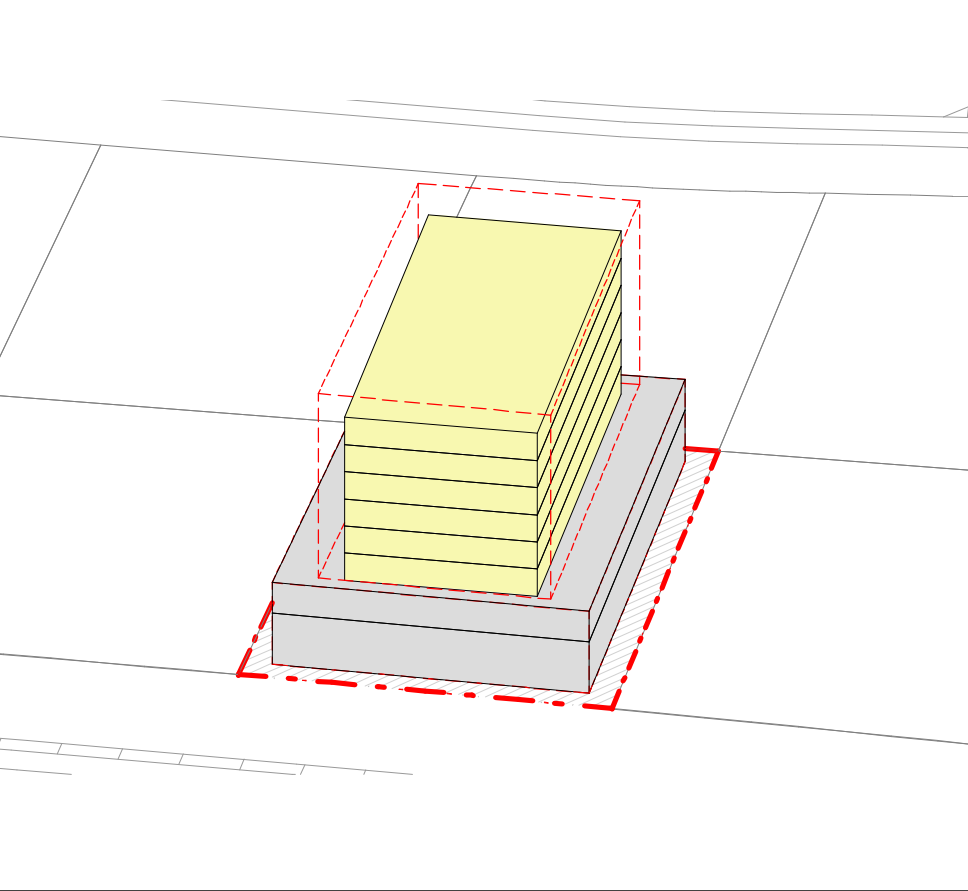
RESIDENTIAL (APARTMENT)

## Disclaimer:

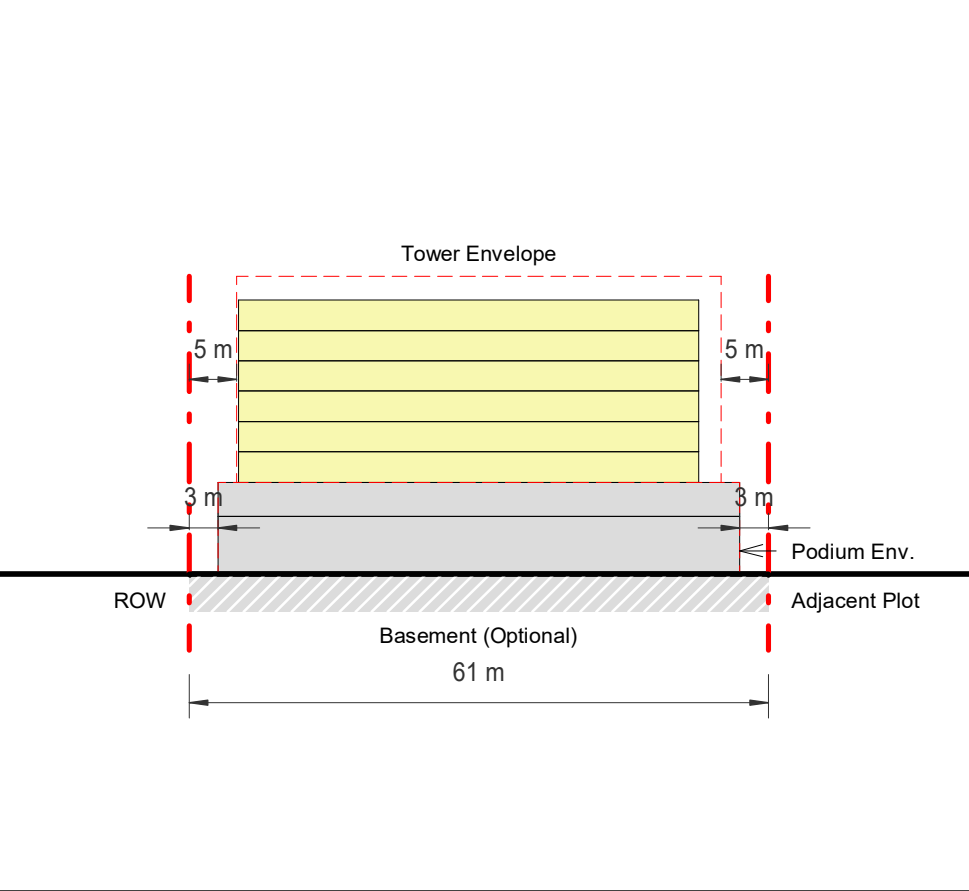
All dimensions, coordinates and massing intent as shown are approximate and for information purposes only and subject to Authorities Approval. Drawings are no to be scaled.



## INDICATIVE MASSING



## SECTION











# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,486 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,214 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

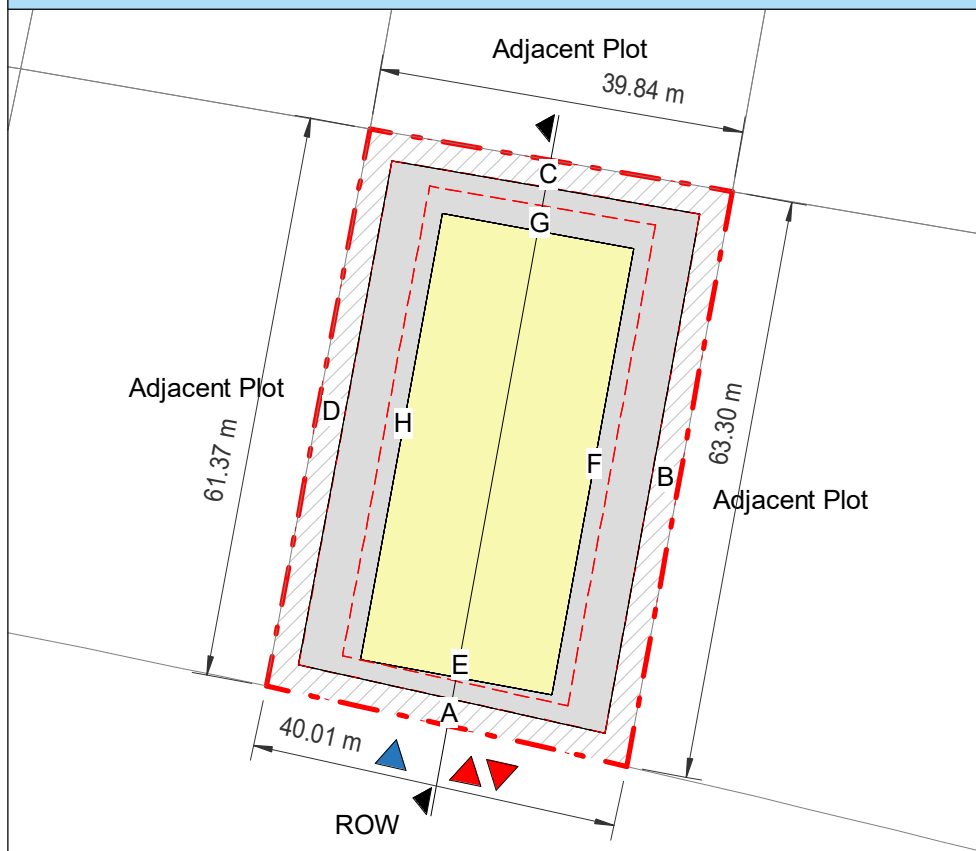
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
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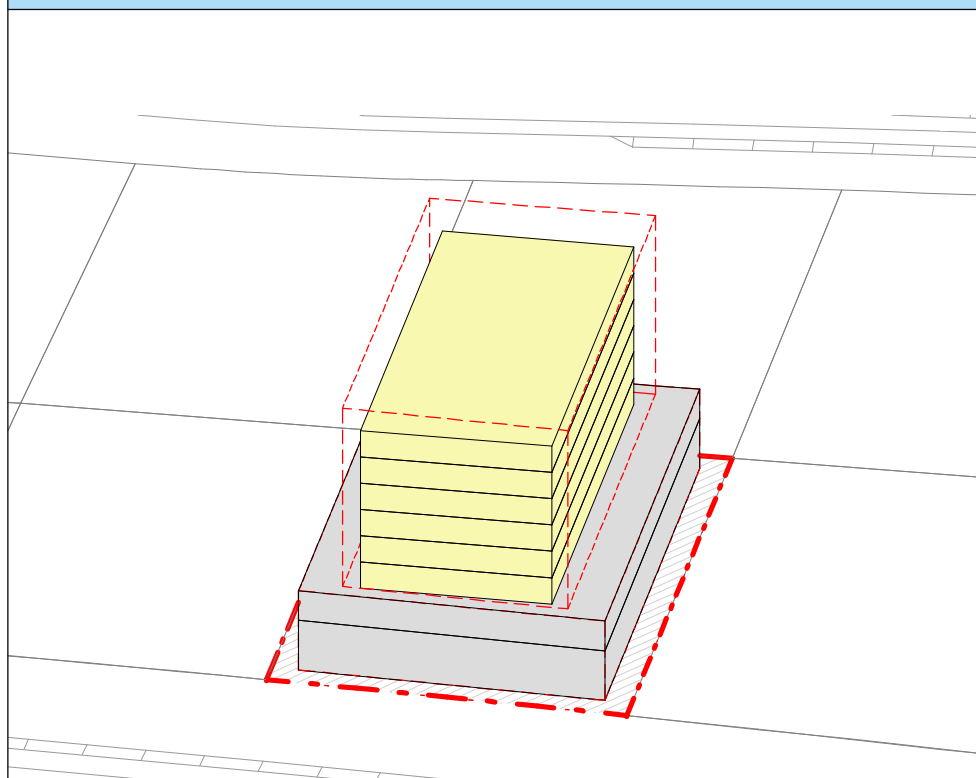
DIA-RE-0213

RESIDENTIAL (APARTMENT)

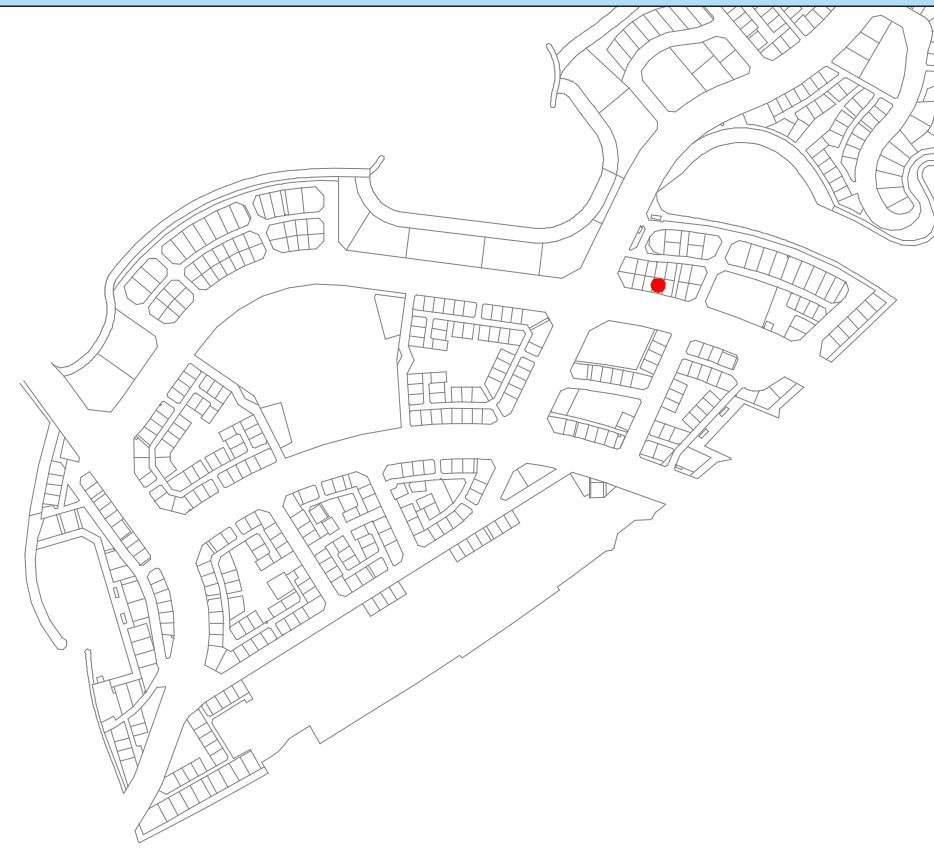
## PLOT PLAN



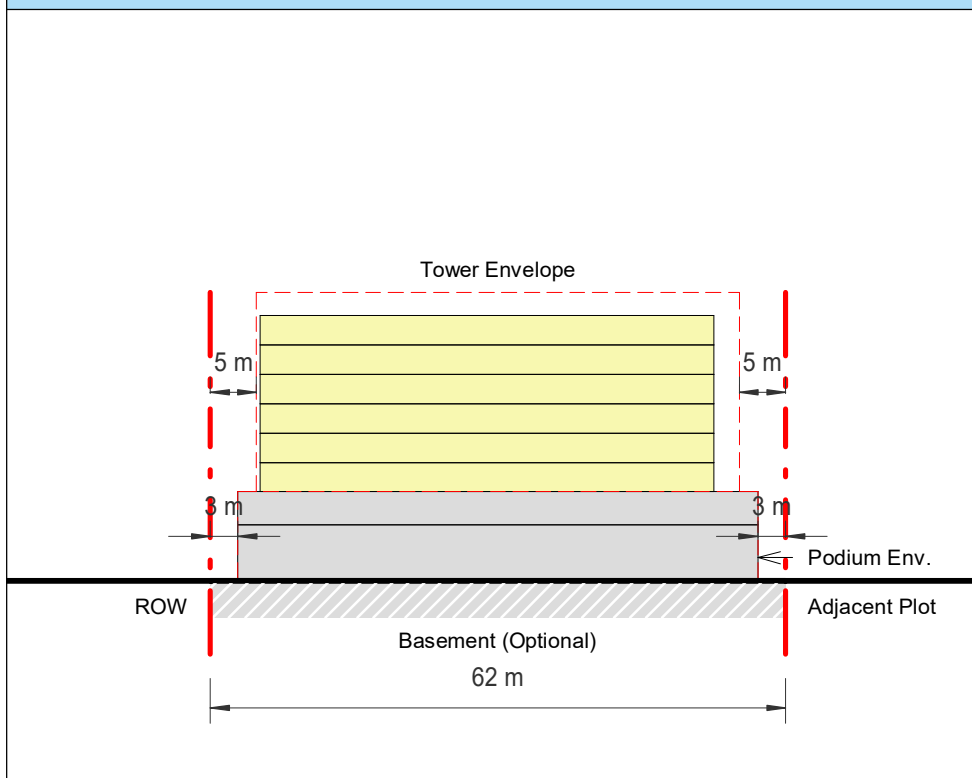
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,576 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,439 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+P+6

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• No. of Units = BUA* + Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <div style="background-color: #e0f0ff; padding: 5px;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                                       |

	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 area of the building measured on 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.

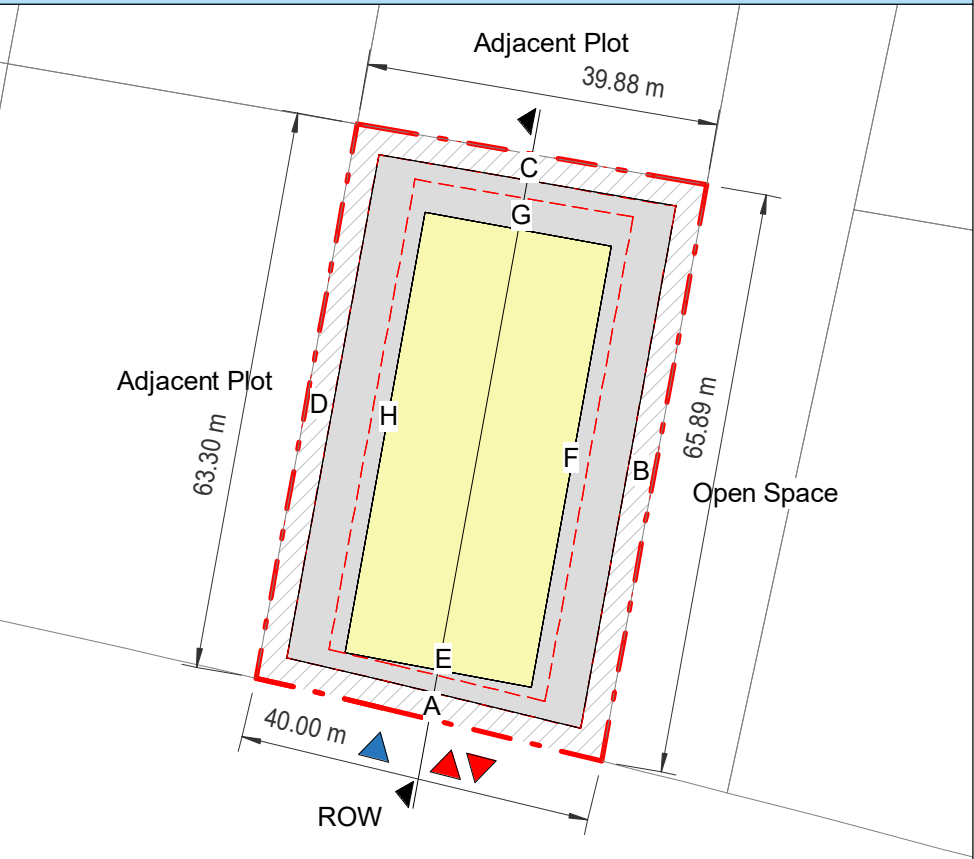
DIA-RE-0214

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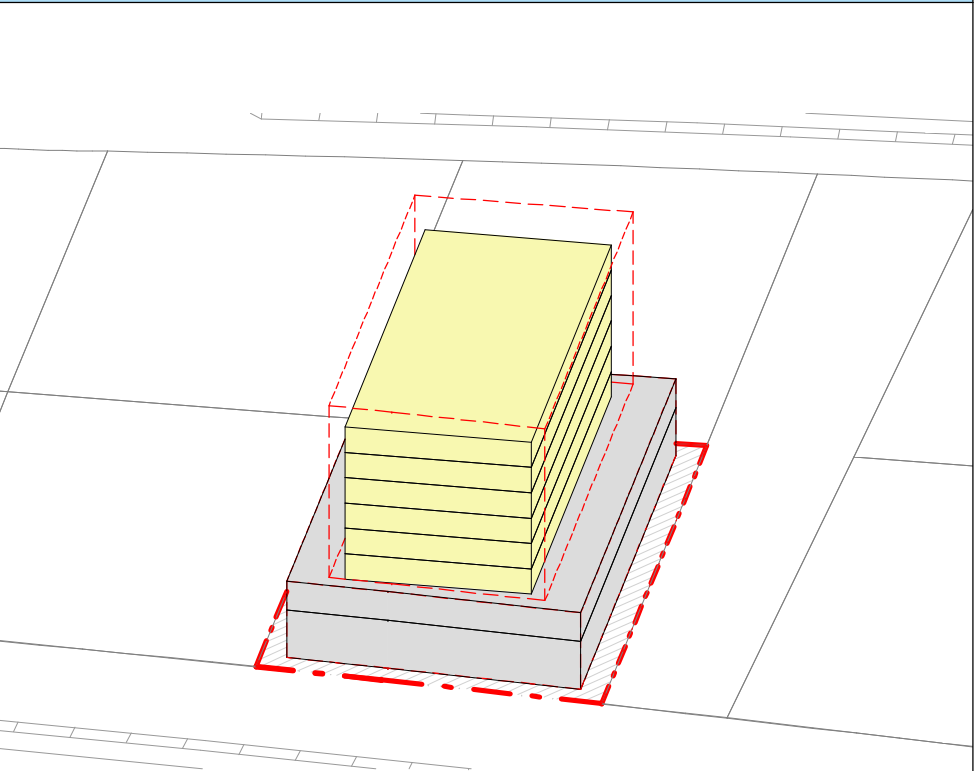
RESIDENTIAL (APARTMENT)

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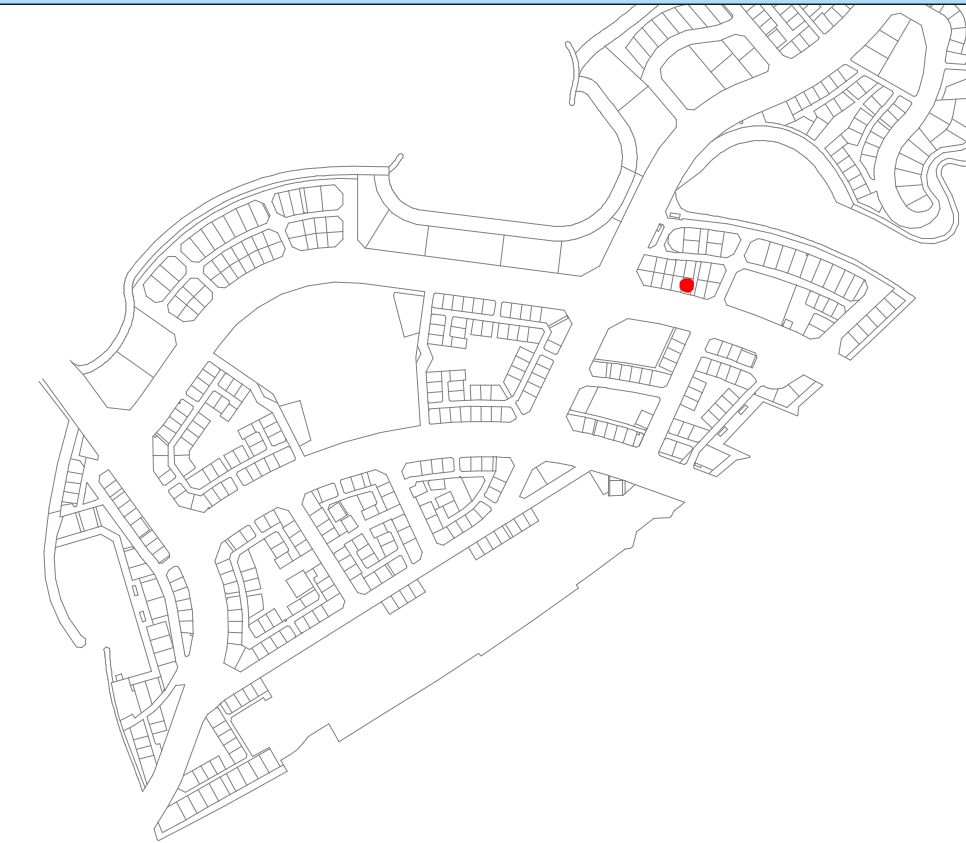
## PLOT PLAN



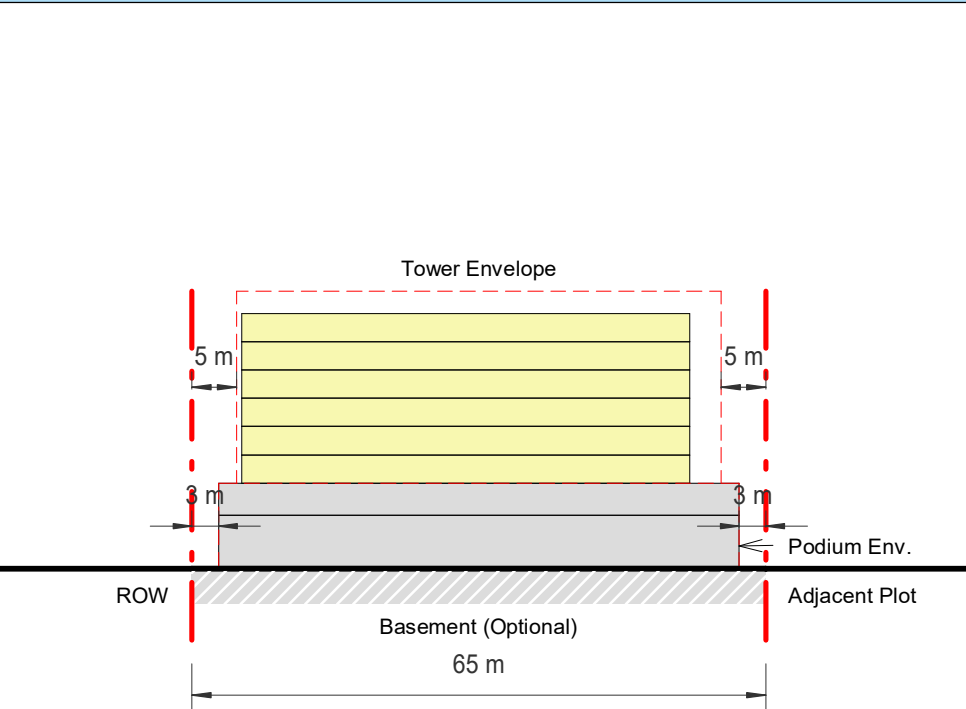
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,022 m²
FAR	2.50
Max. Tower Coverage	55%
BUA	7,555 m²
- 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
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: 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

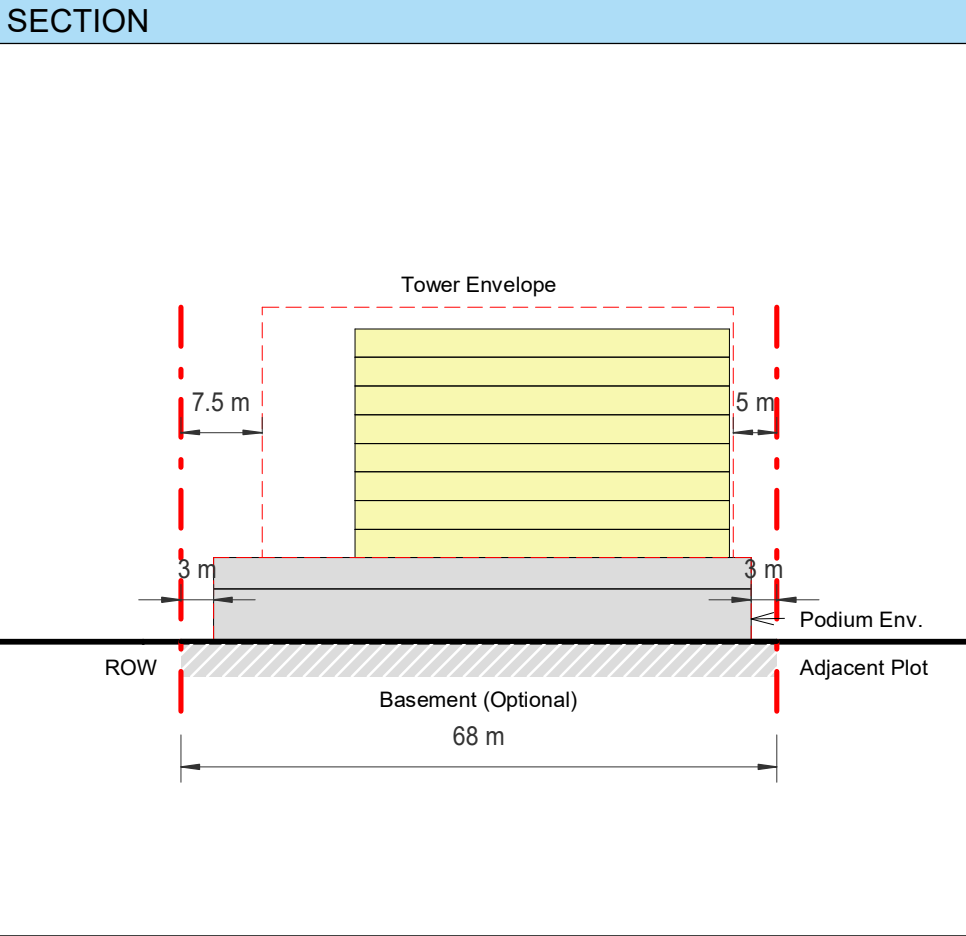
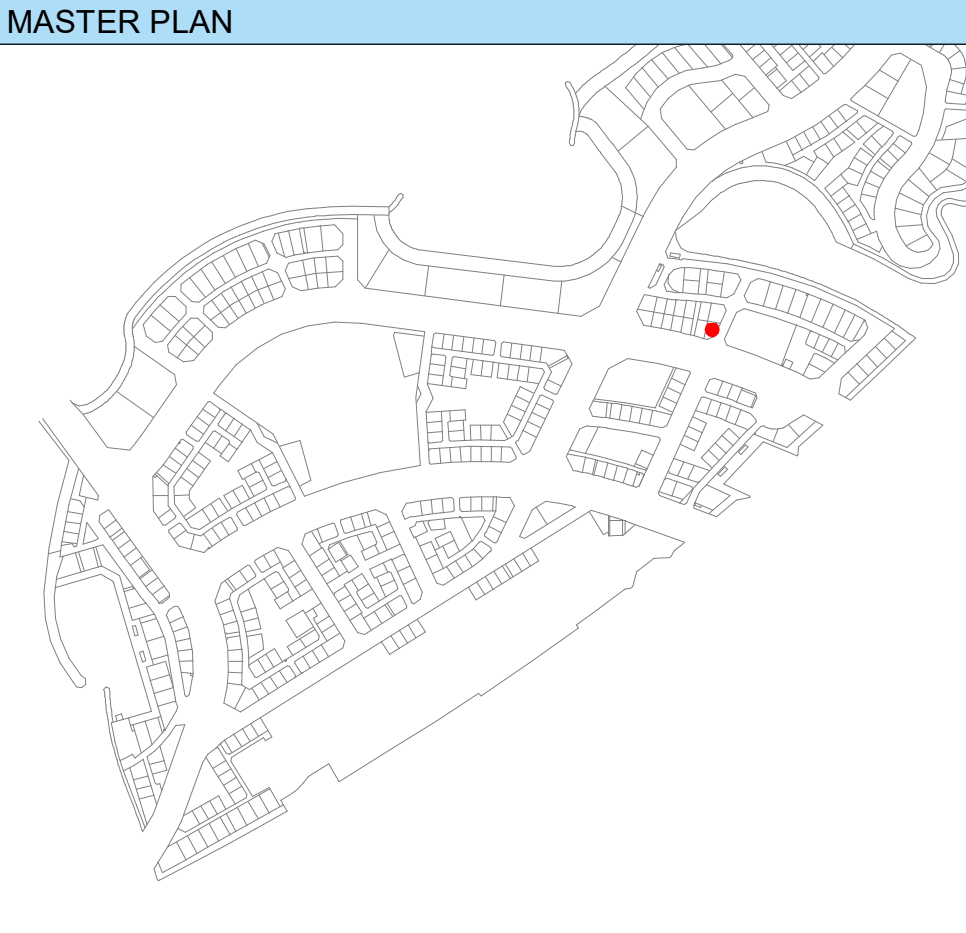
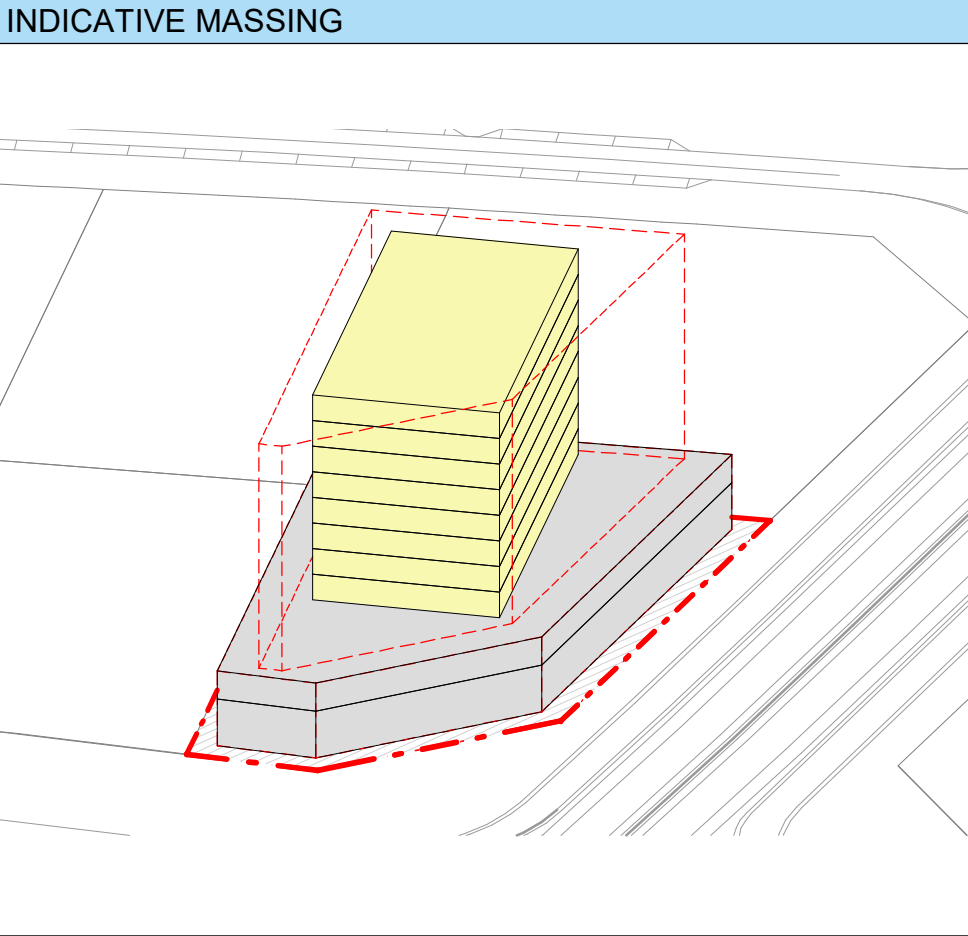
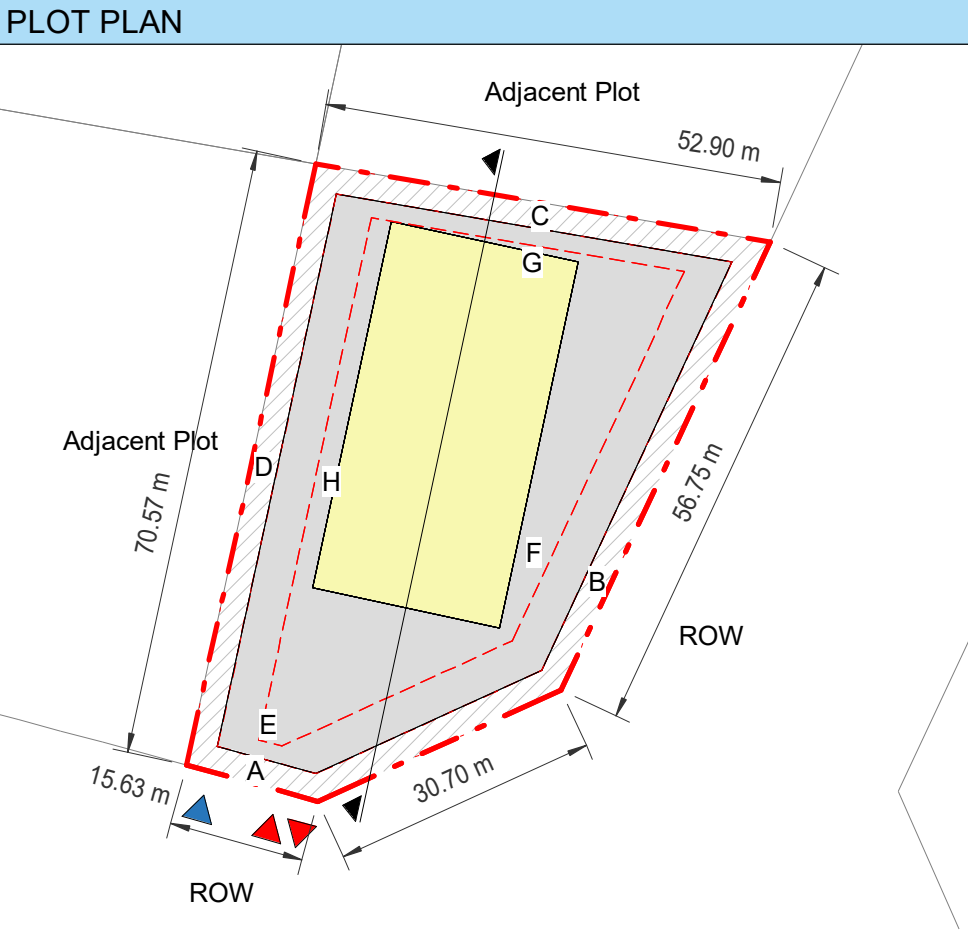
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0216

RESIDENTIAL (APARTMENT)



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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,596 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,125 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

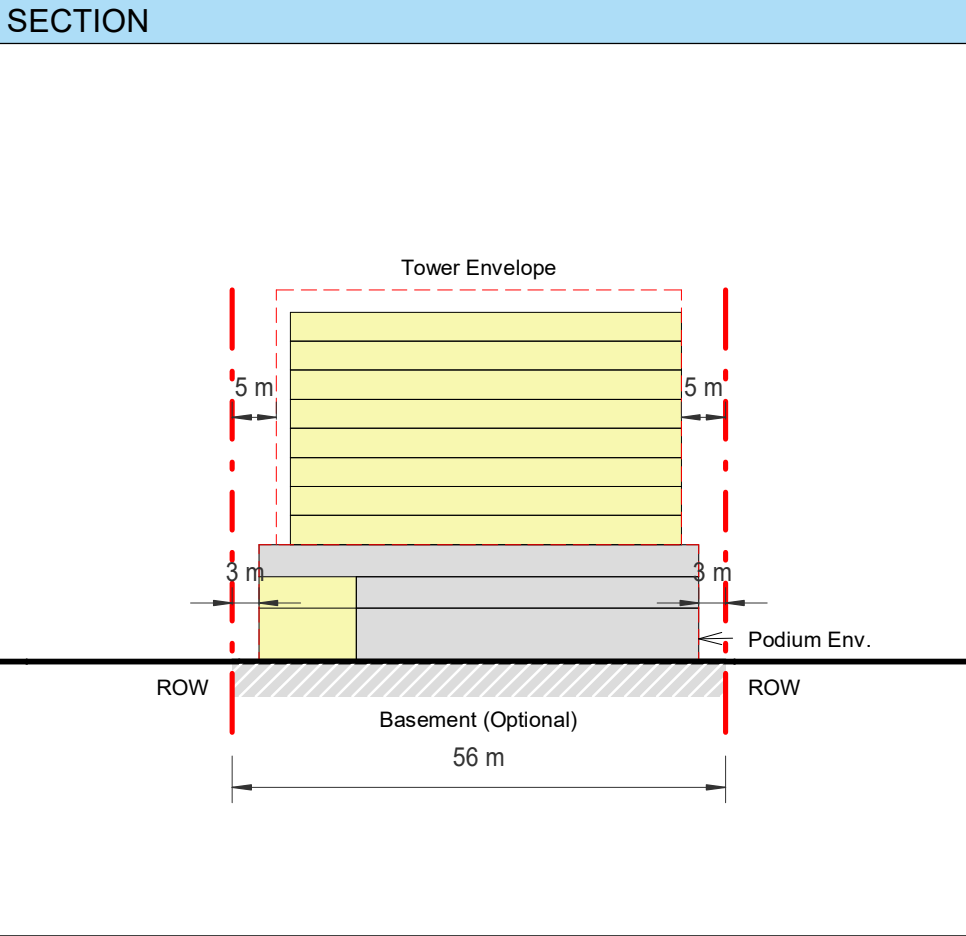
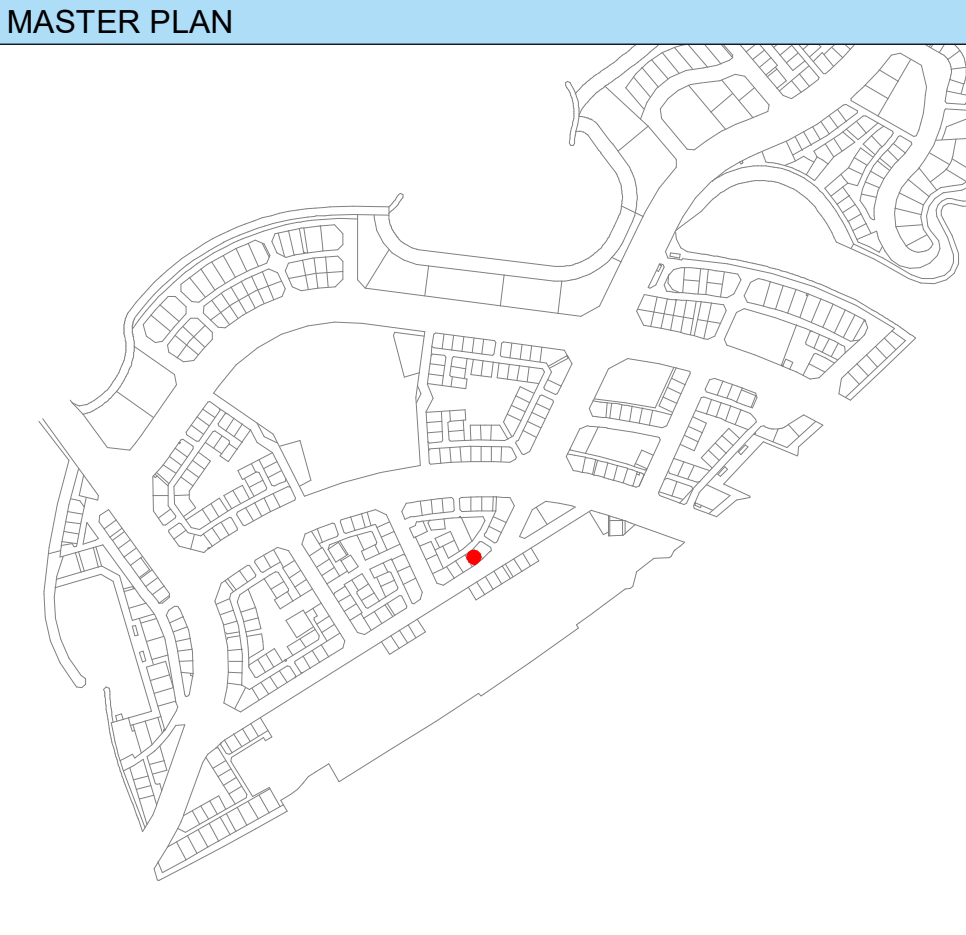
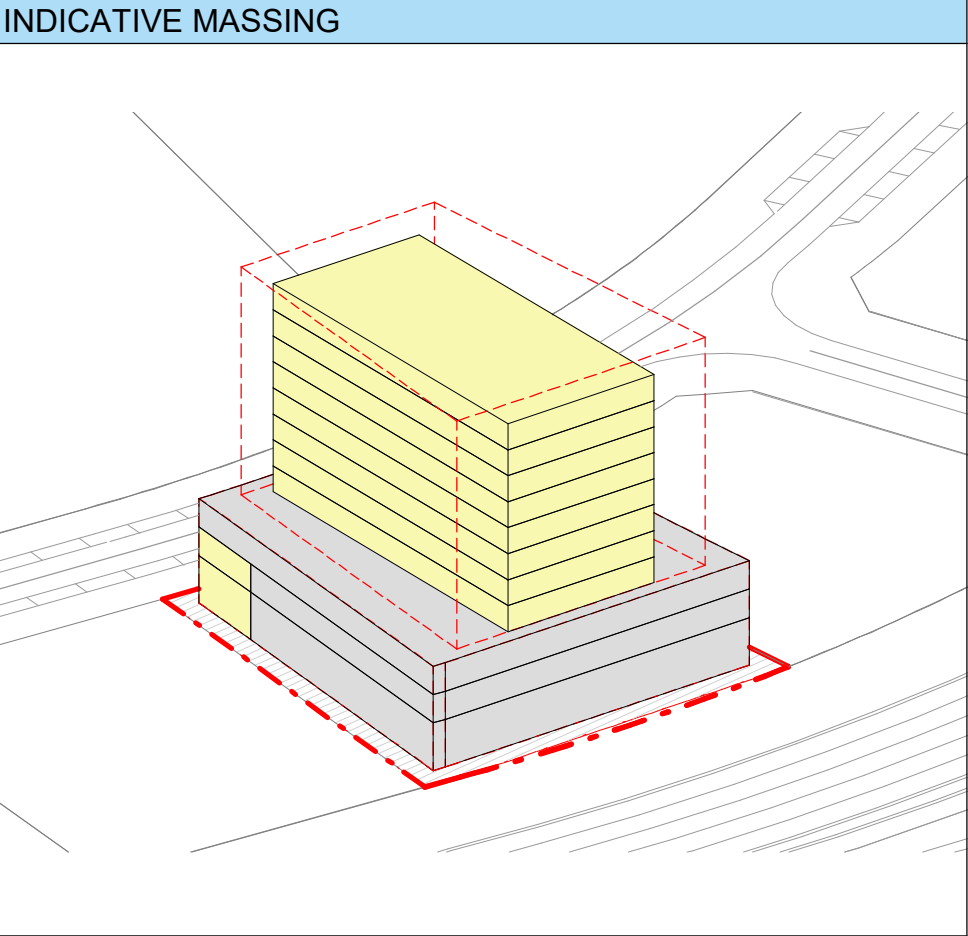
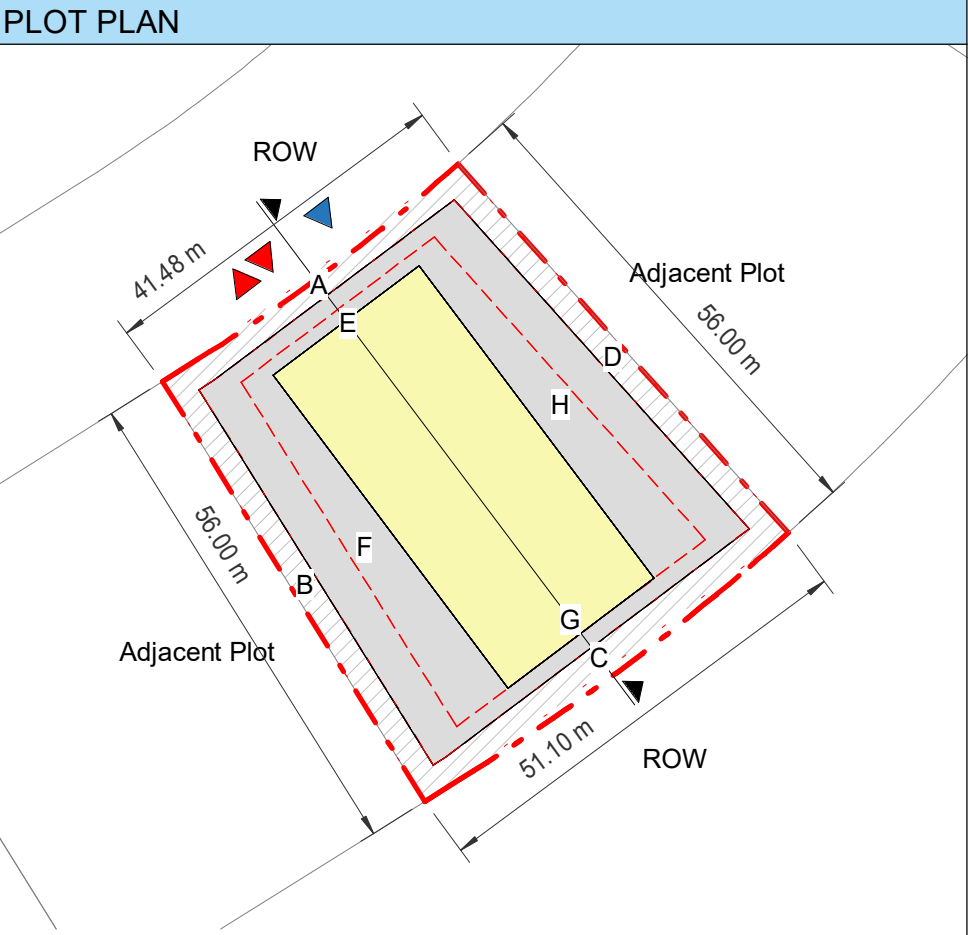
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
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DIA-RE-0220

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

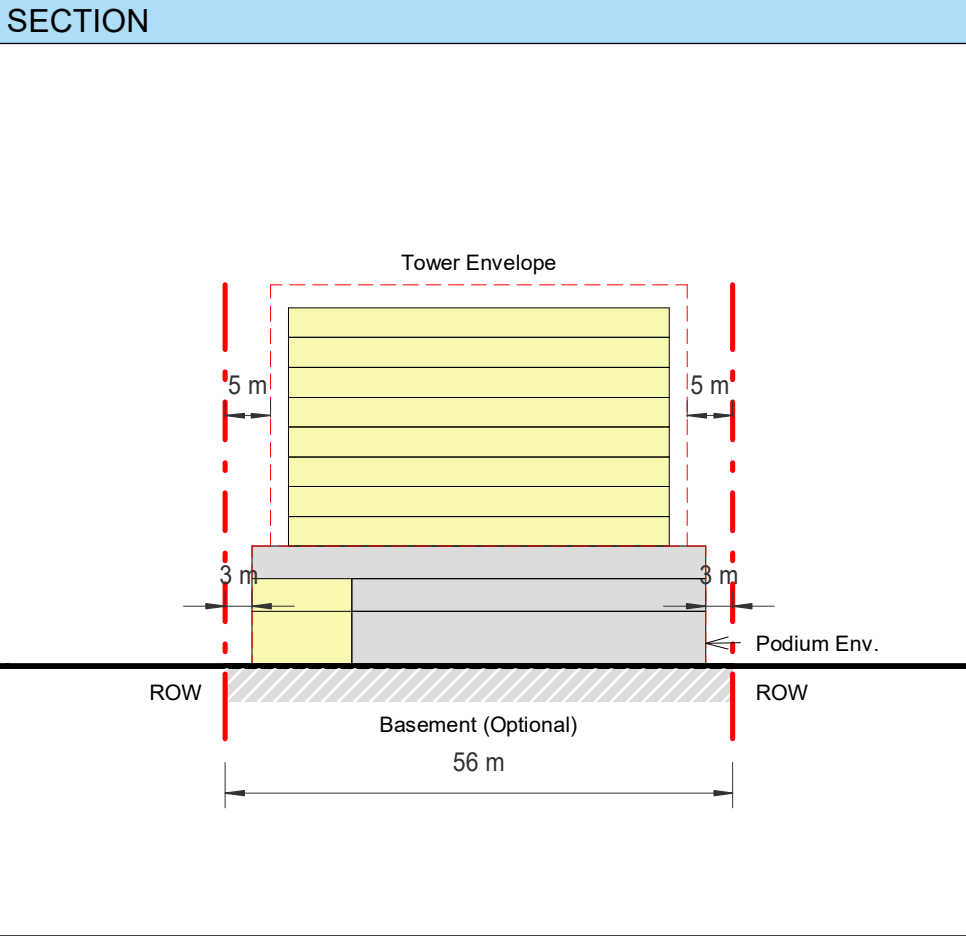
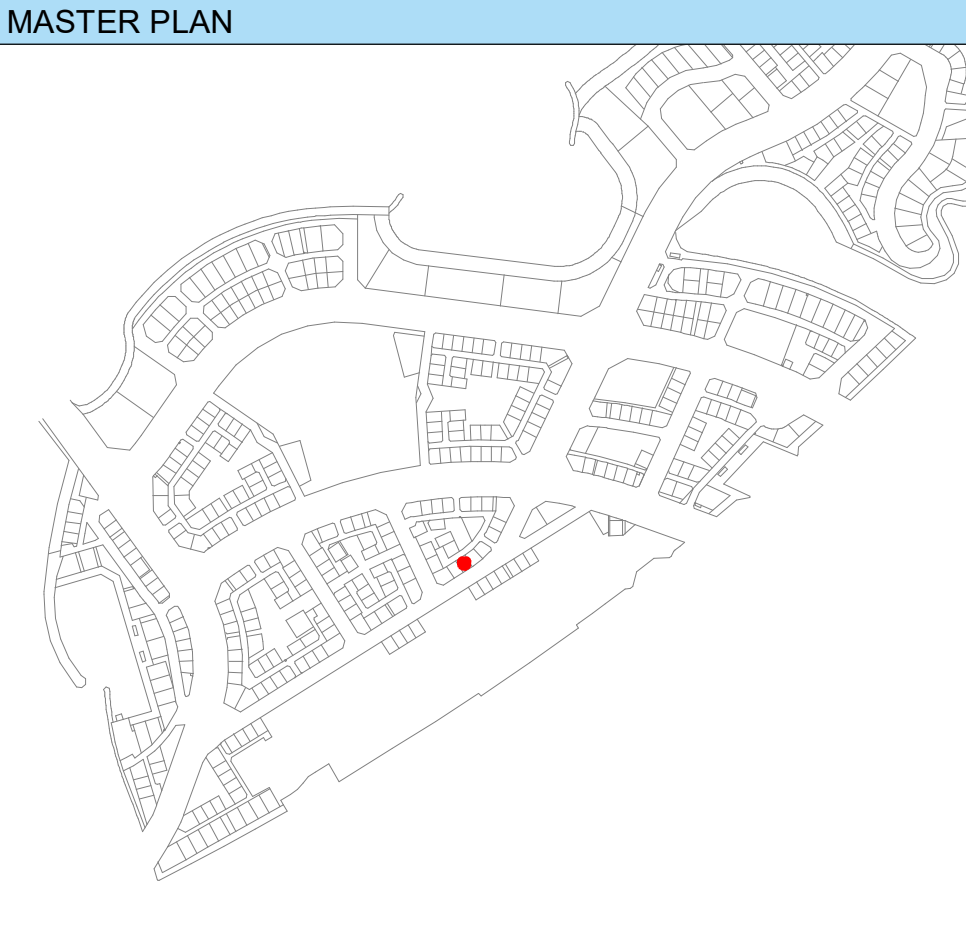
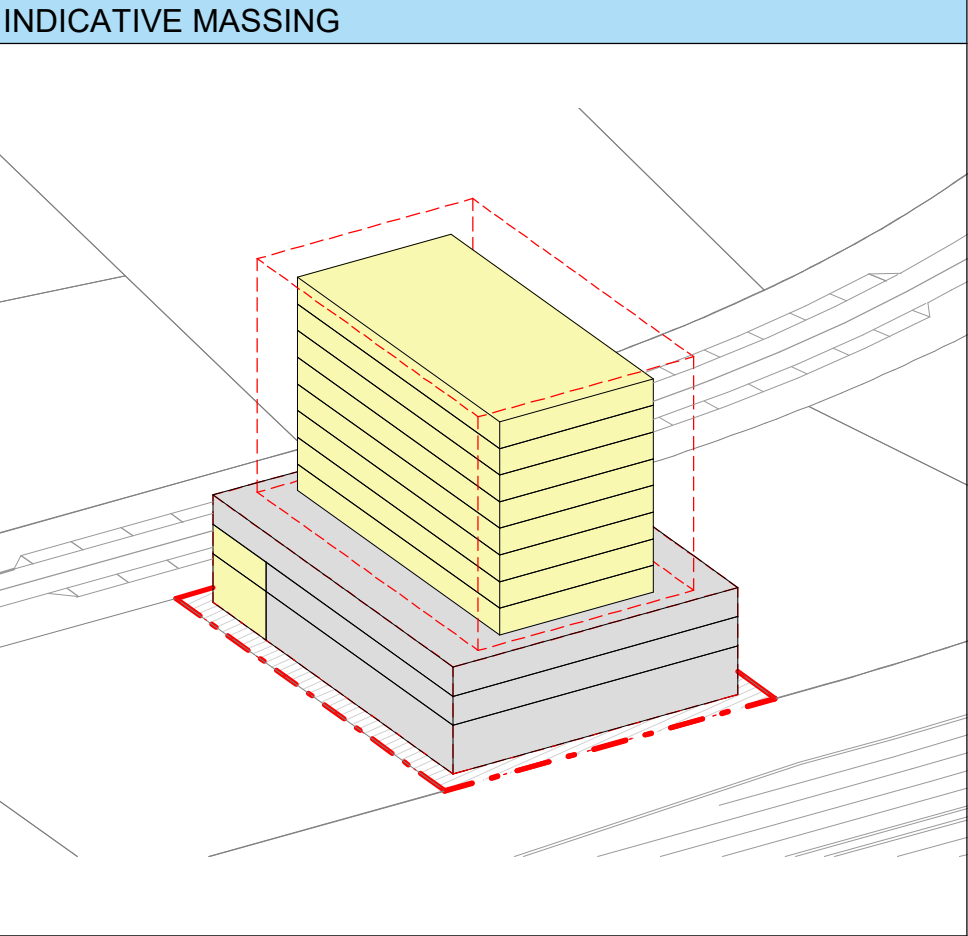
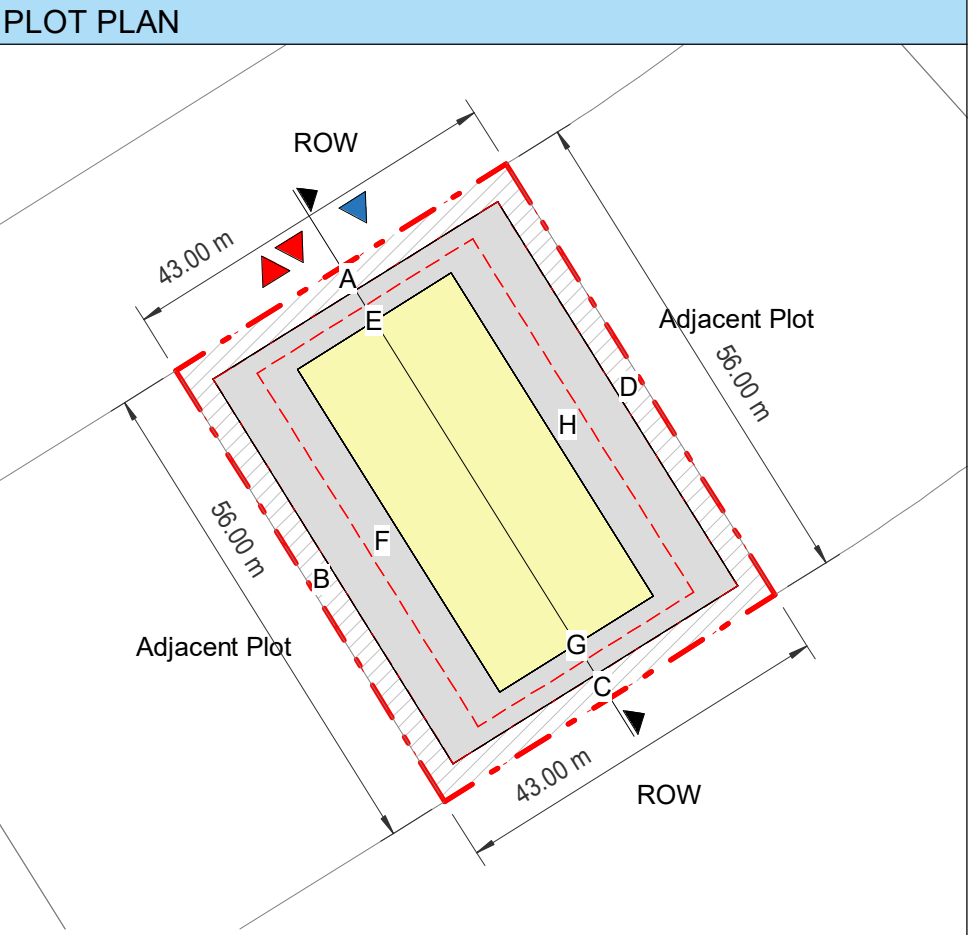
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0221

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,408 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,537 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul>                 |
|  | <div data-bbox="543 1247 774 1268" style="background-color: #e0f0ff; padding: 5px; text-align: center;"> <h3>Energy Condition</h3> </div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul> |

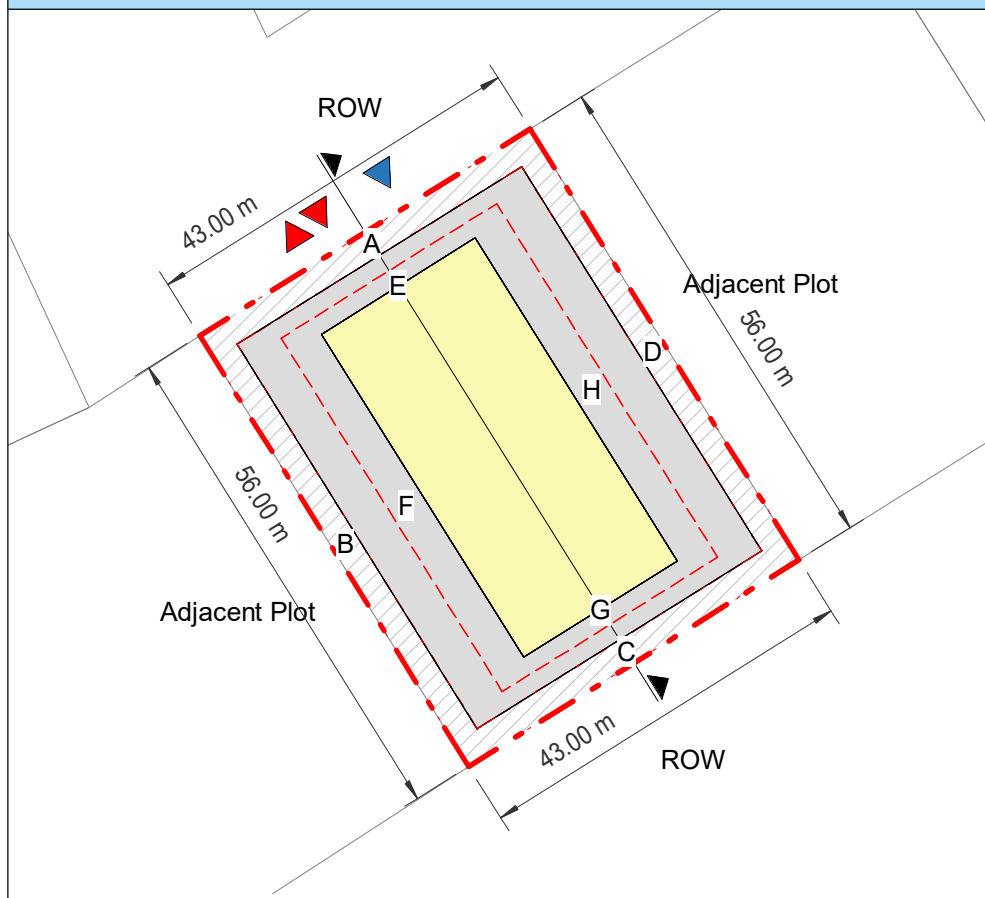
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

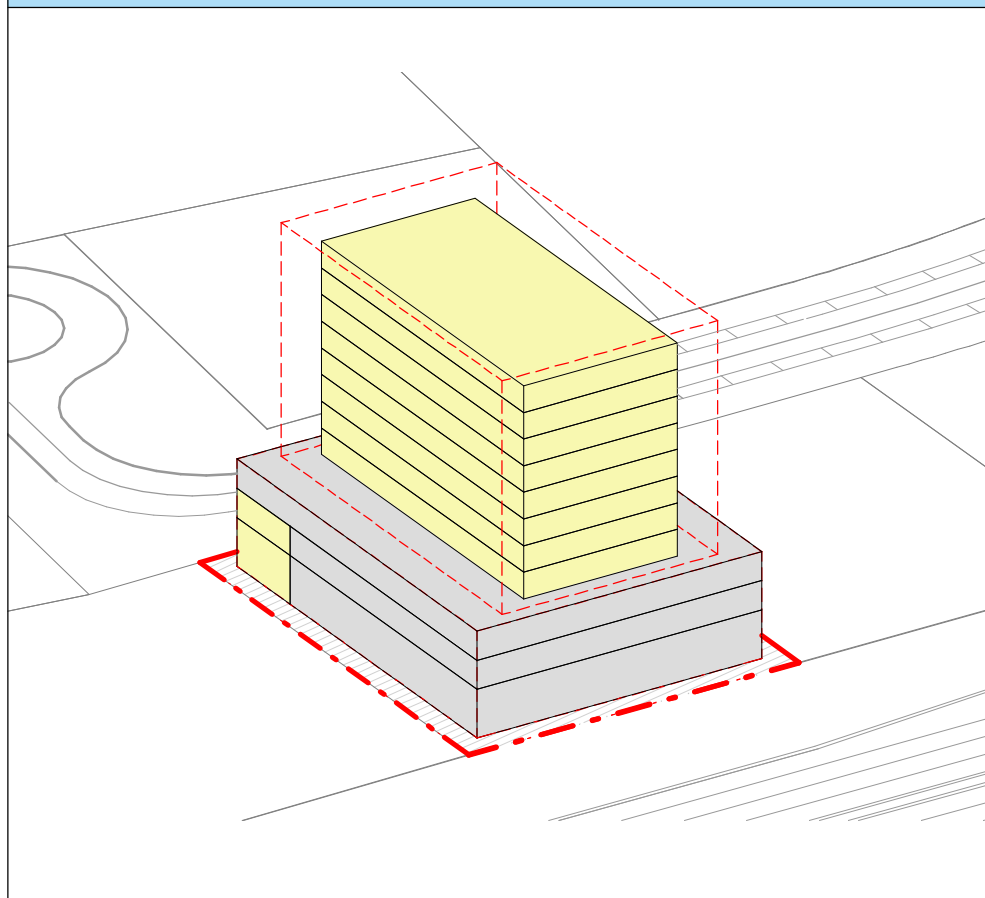
DIA-RE-0222

RESIDENTIAL (APARTMENT)

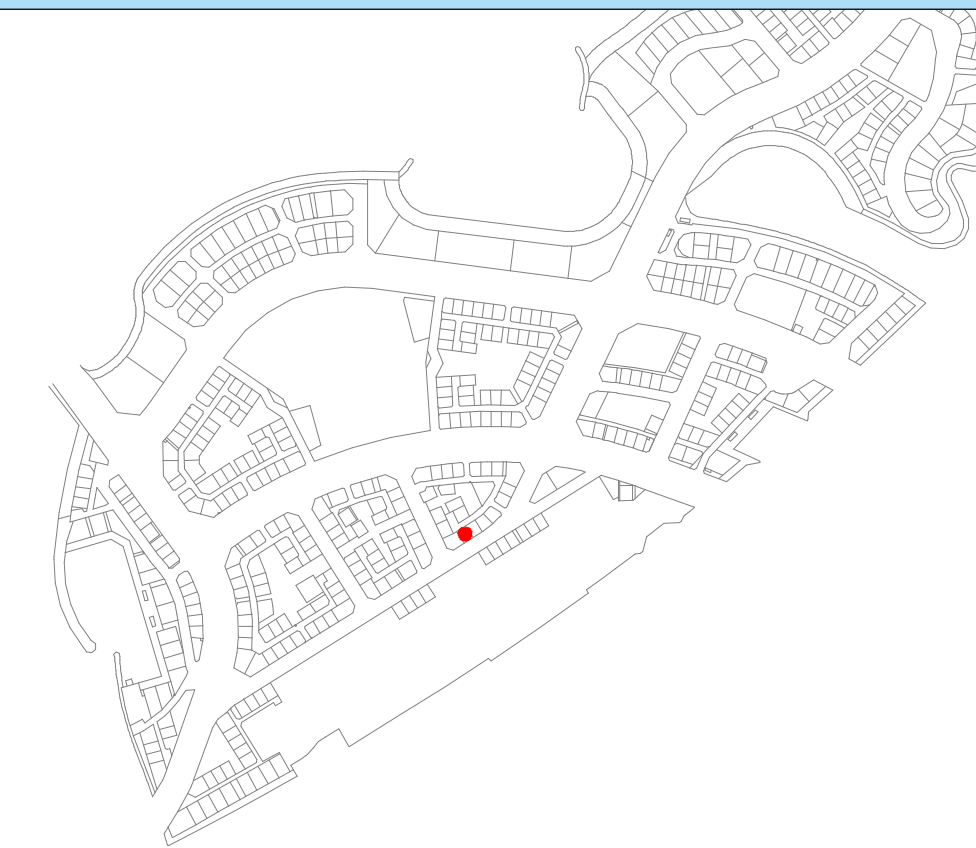
## PLOT PLAN



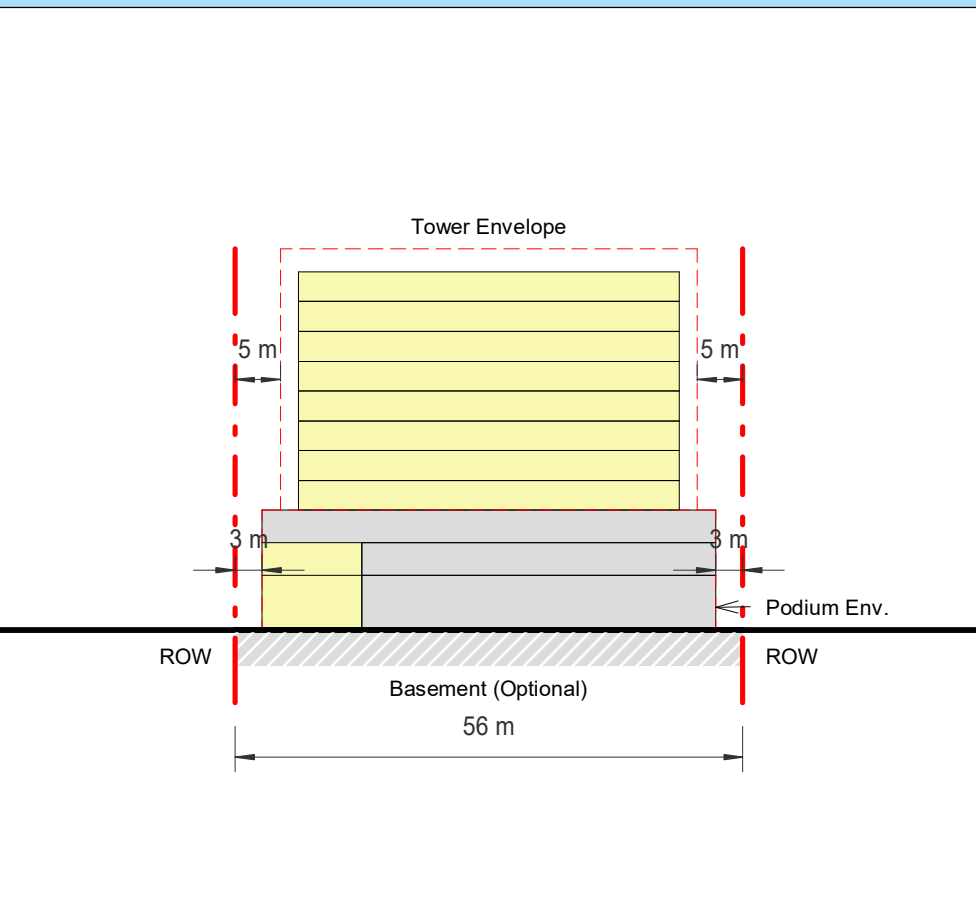
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,689 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	11,547 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+10









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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

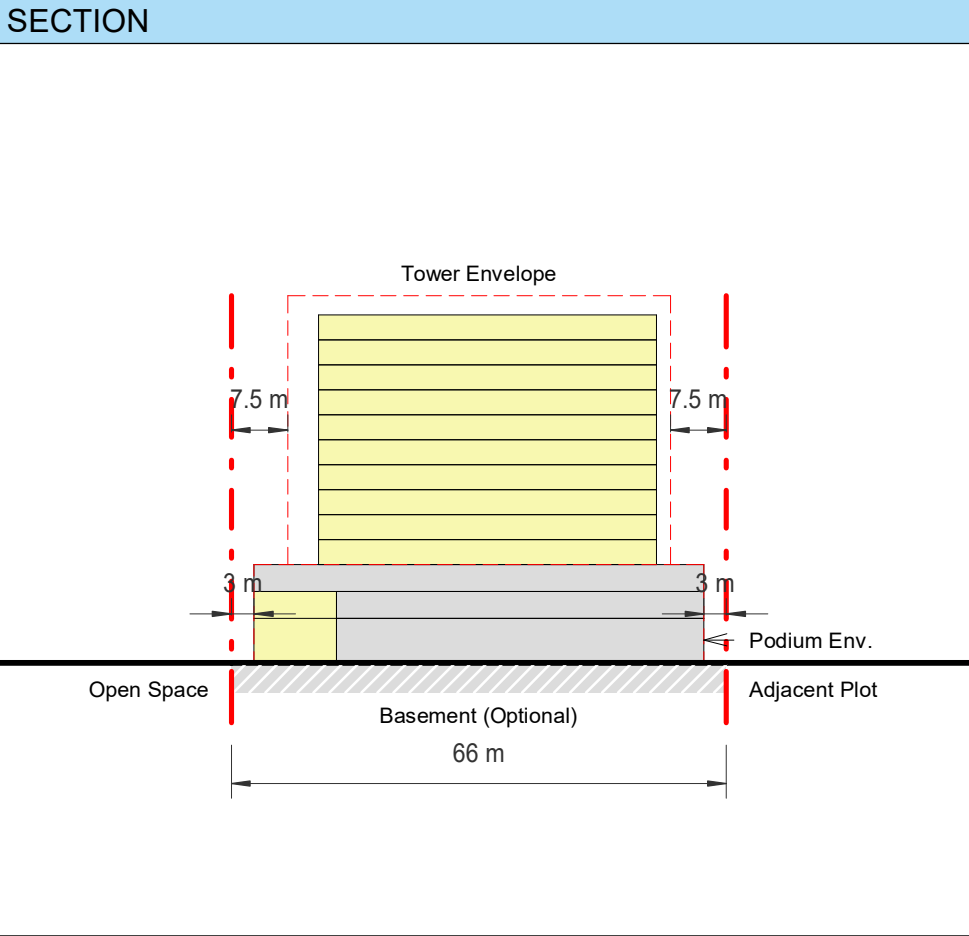
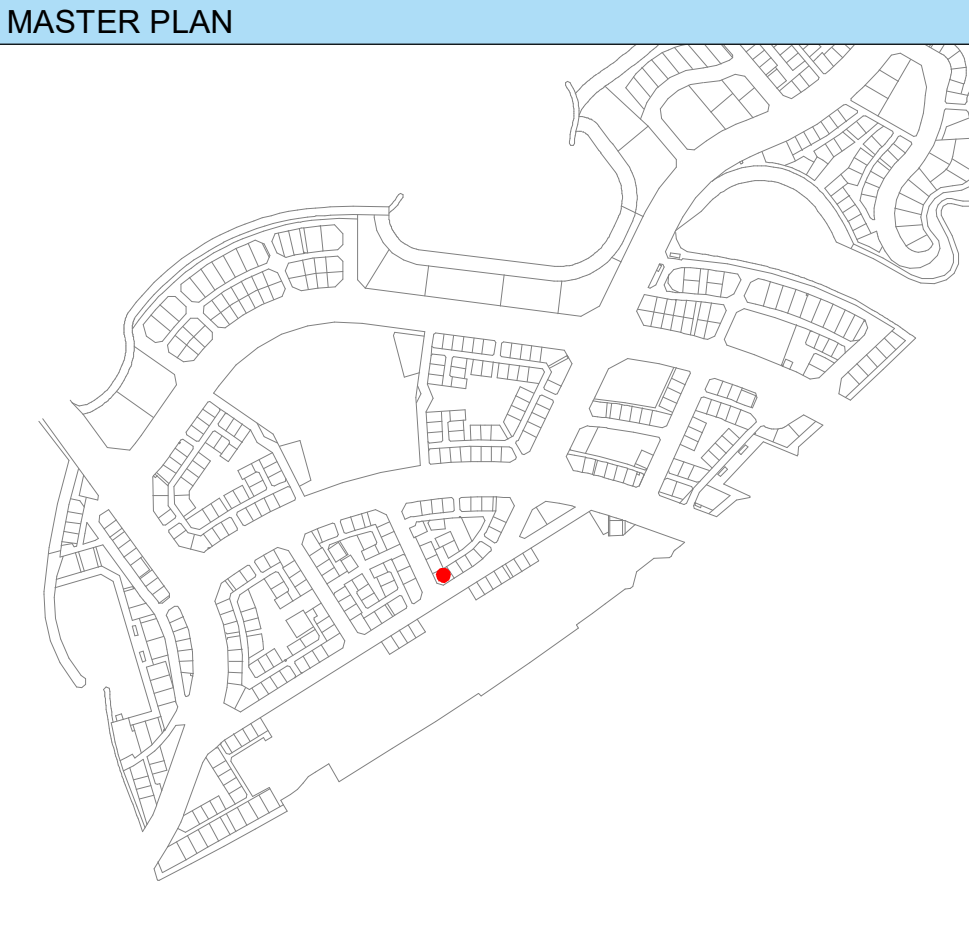
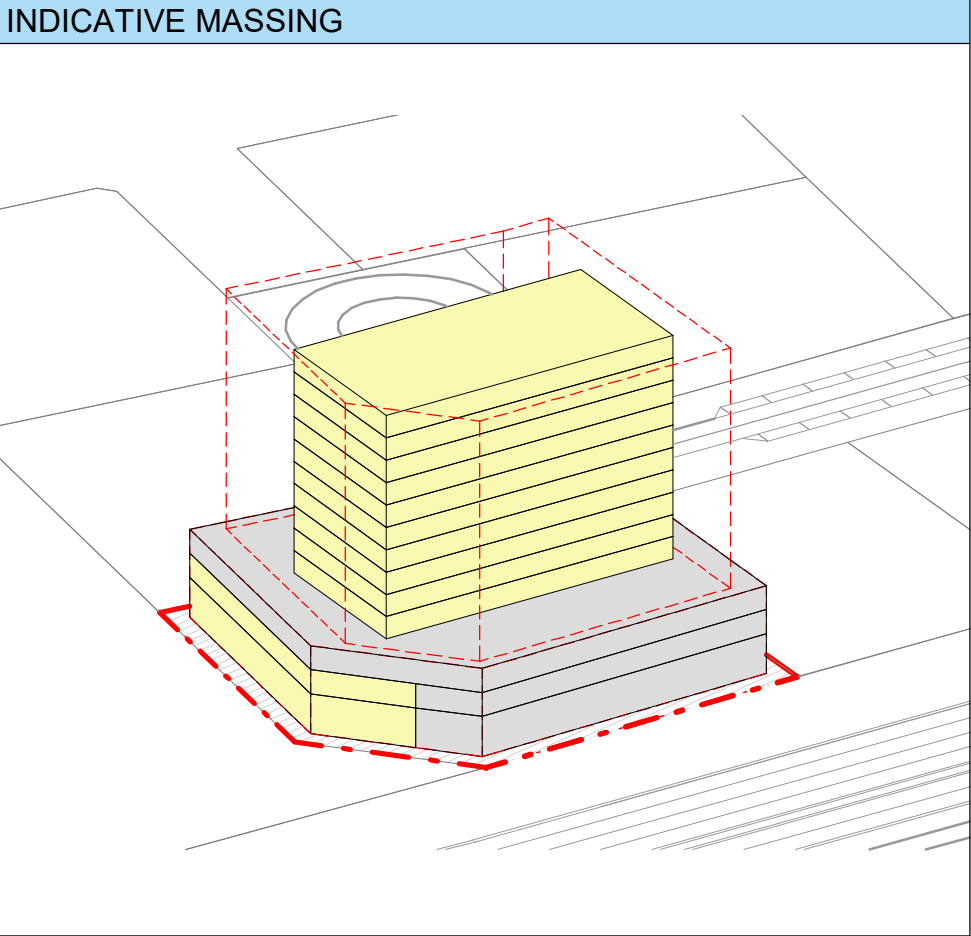
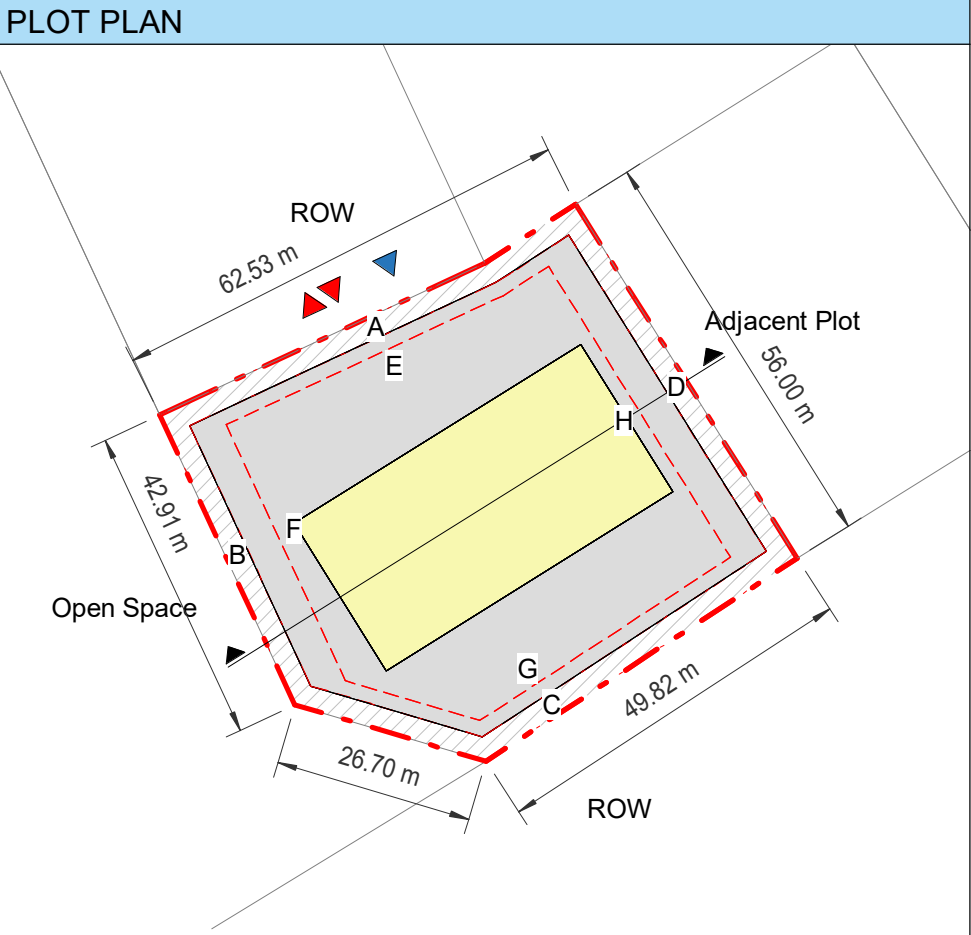
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
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DIA-RE-0223

RESIDENTIAL (APARTMENT)



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







# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,883 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,024 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h3>Energy Condition</h3> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

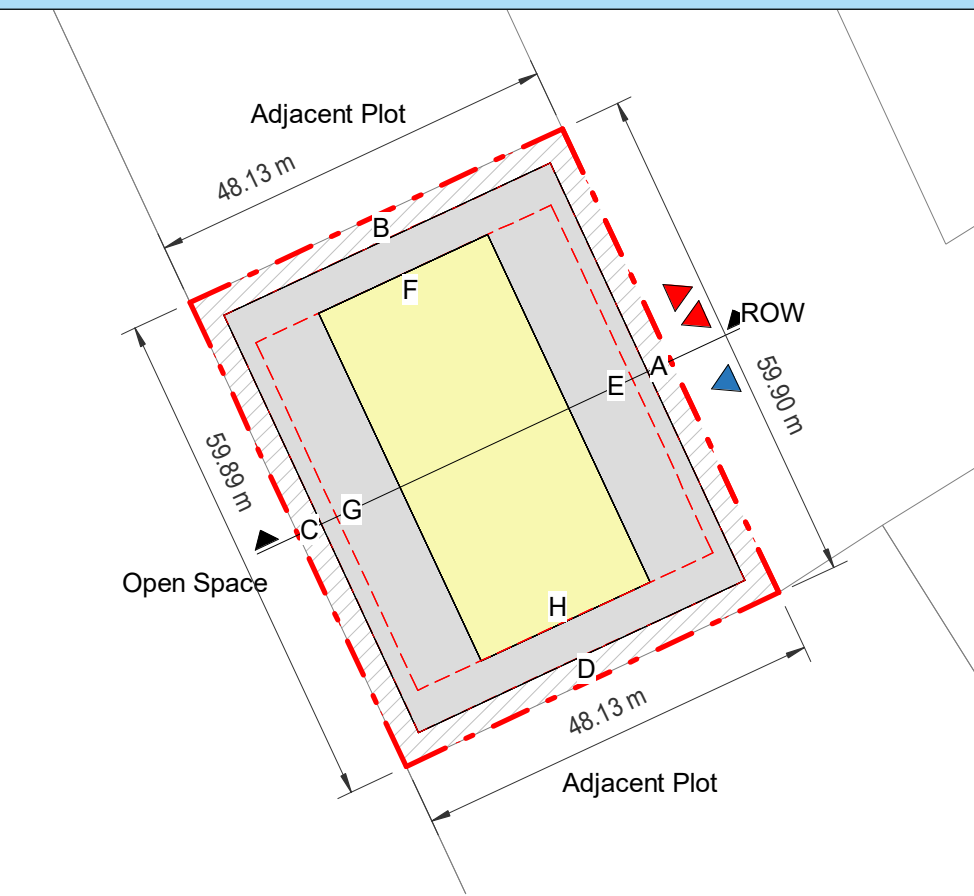
**Notes:**

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

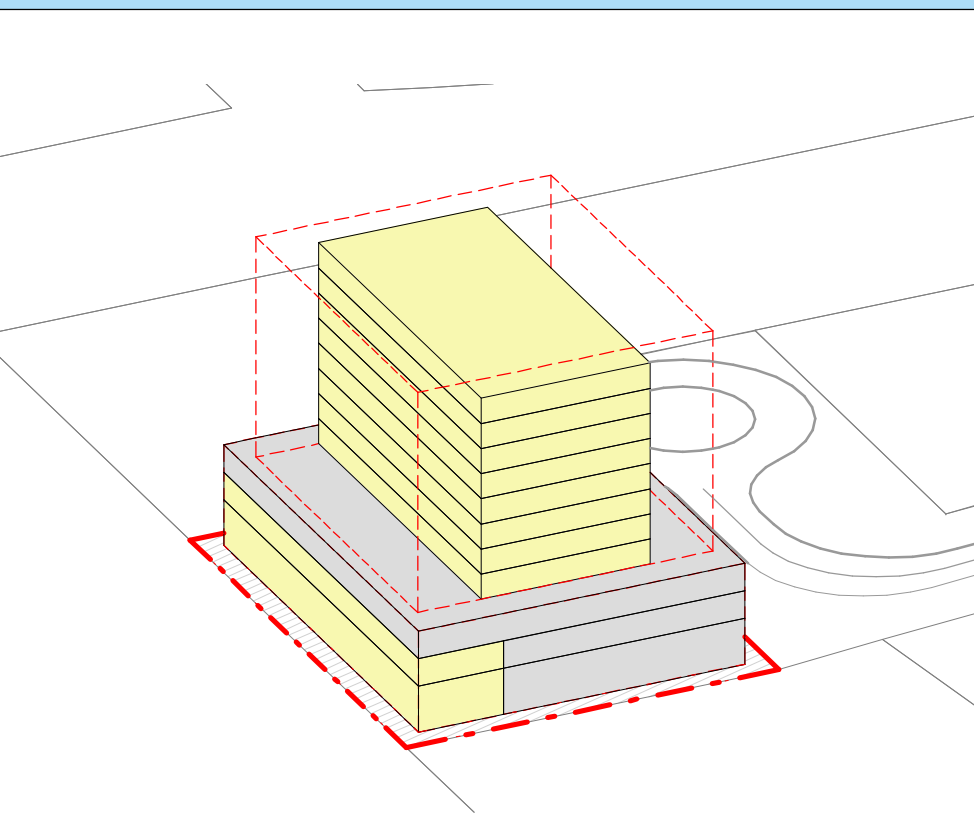
DIA-RE-0226

RESIDENTIAL (APARTMENT)

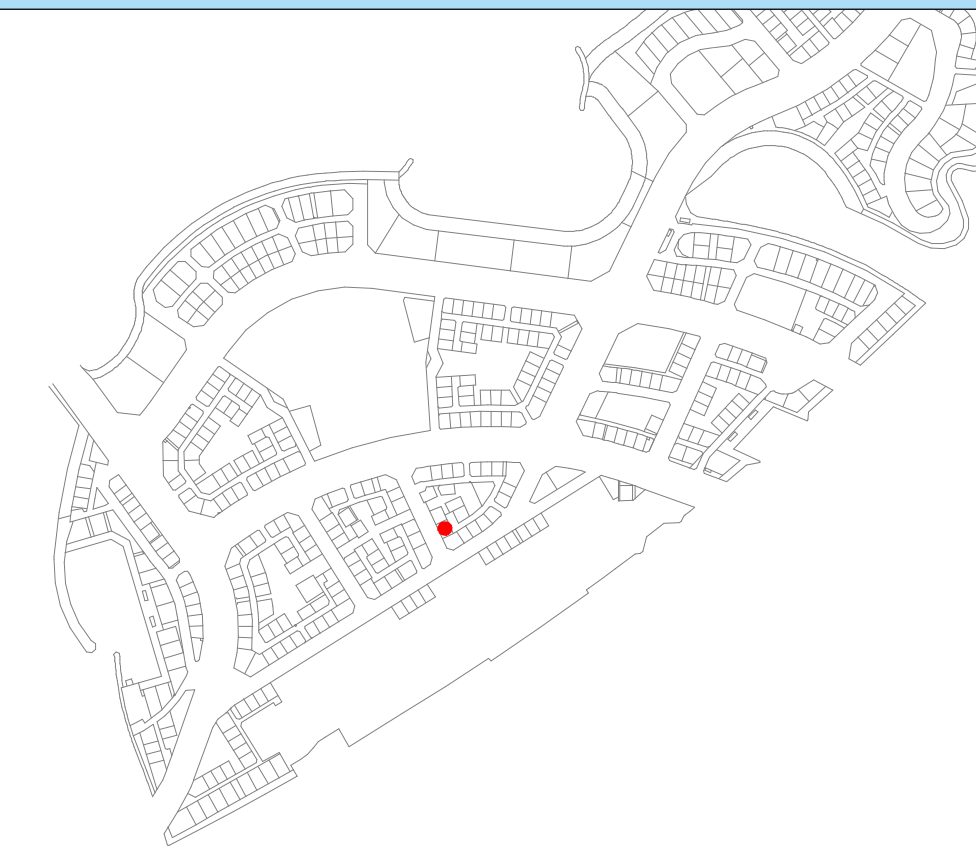
## PLOT PLAN



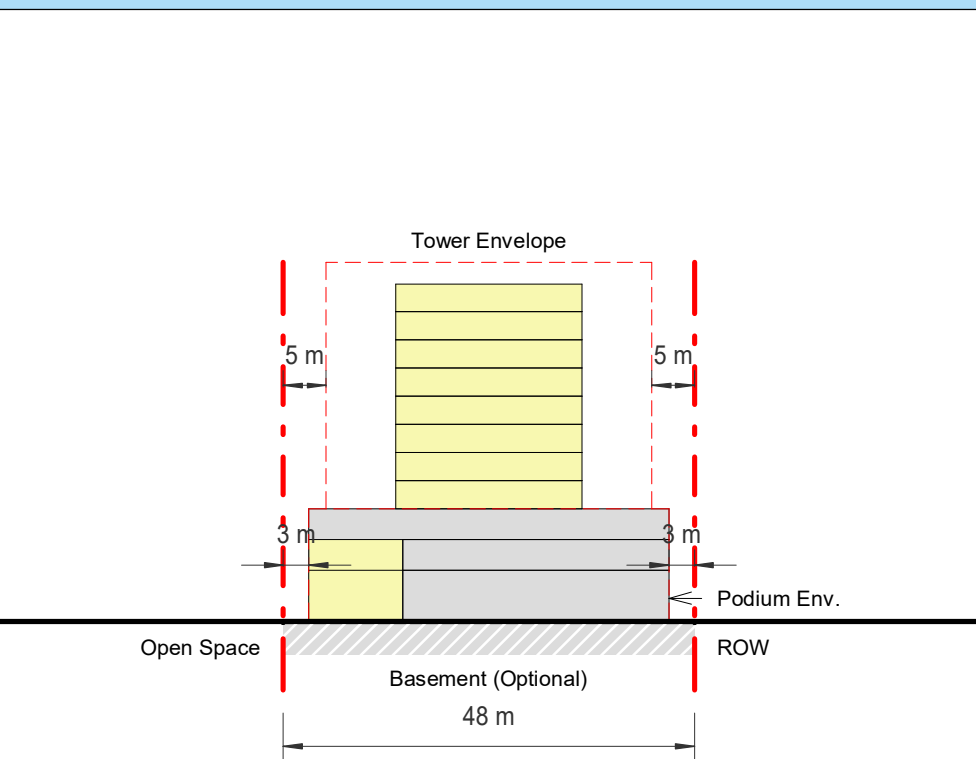
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,832 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,865 m <sup>2</sup>
- 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: 120m<sup>2</sup>
- 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

- 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
- 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:

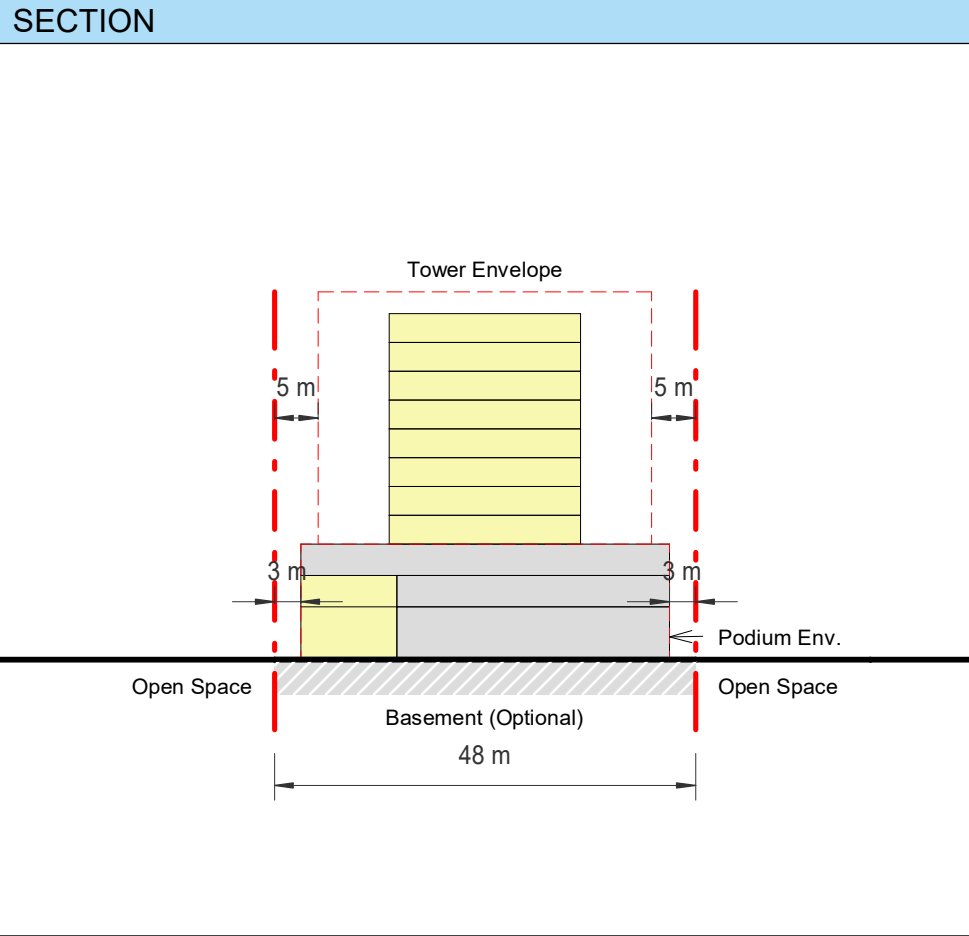
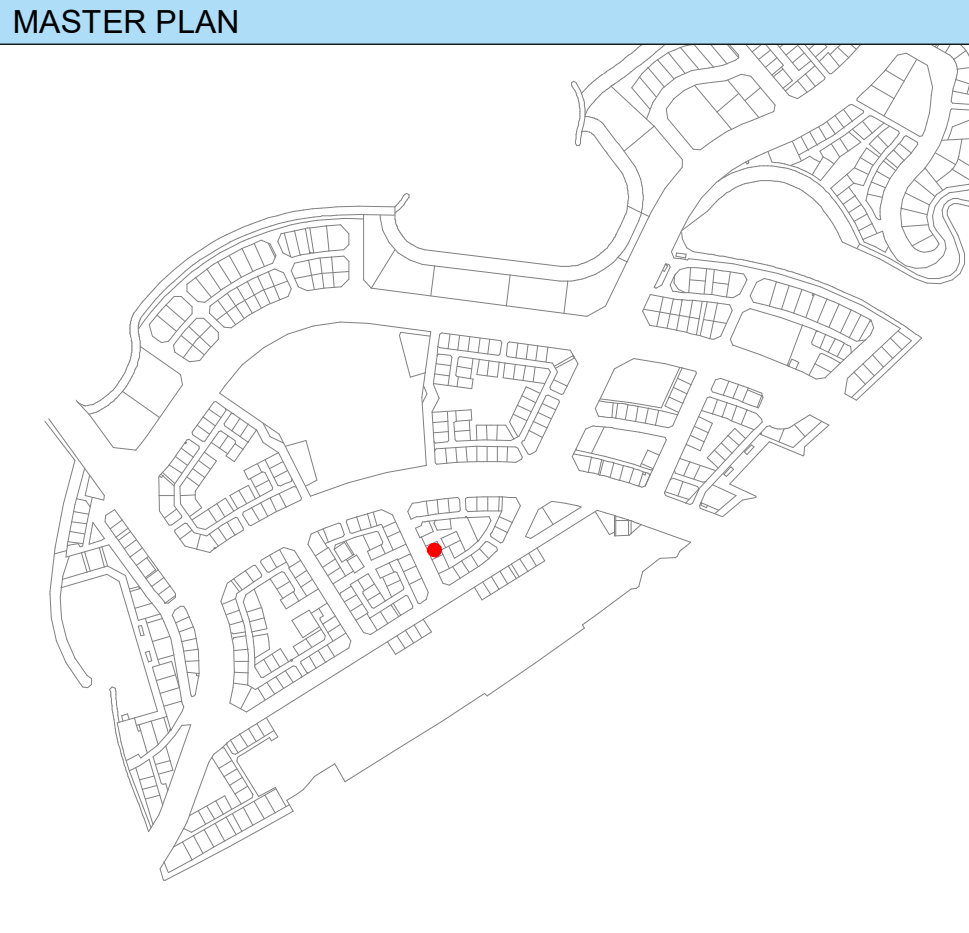
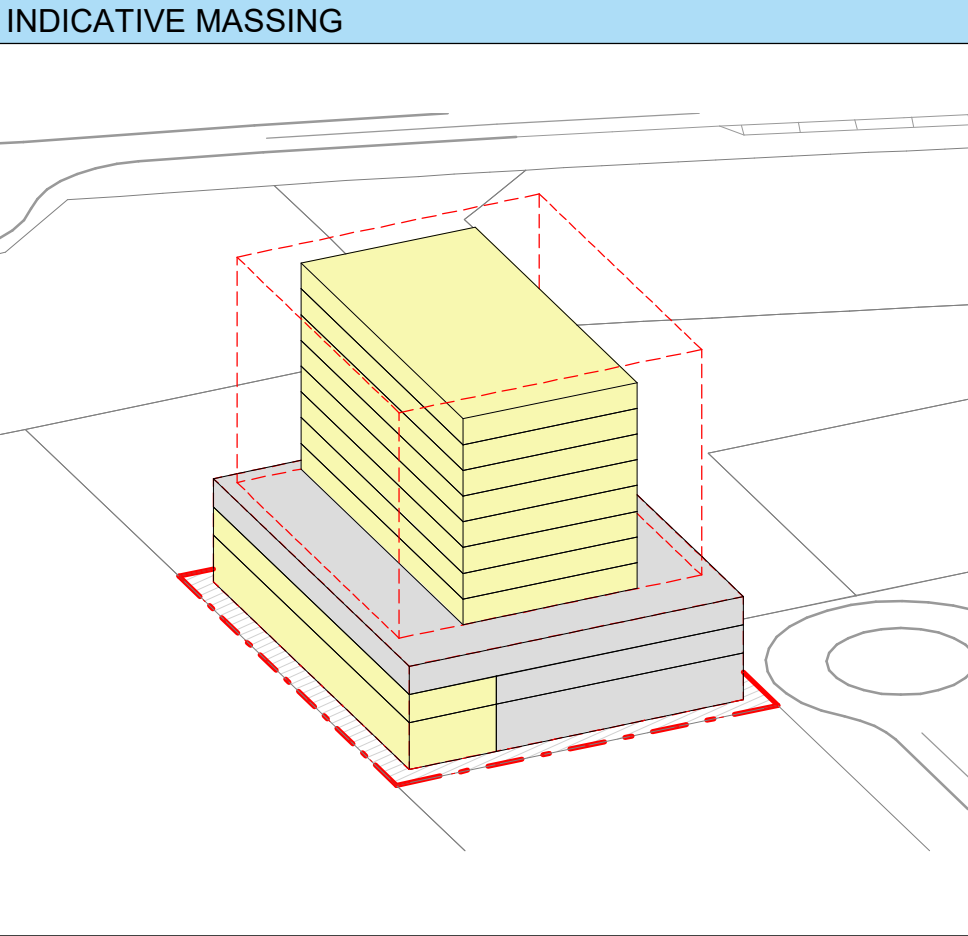
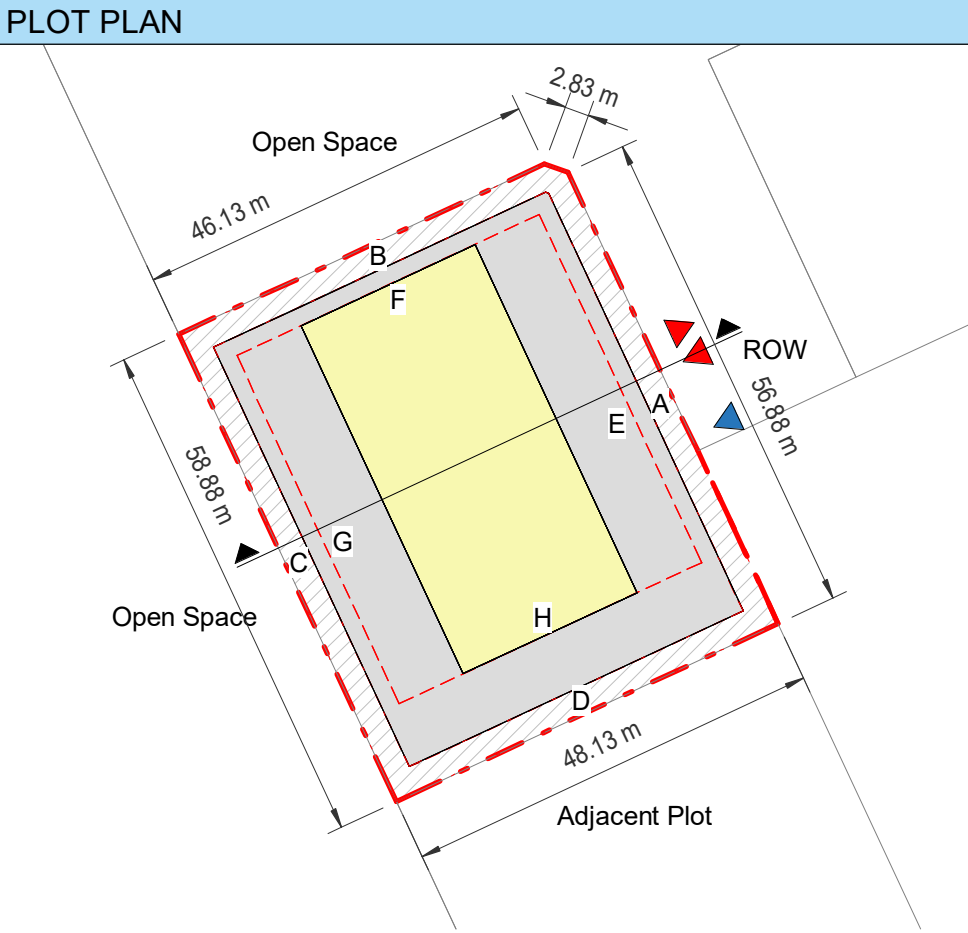
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0227

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.



# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,625 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,217 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

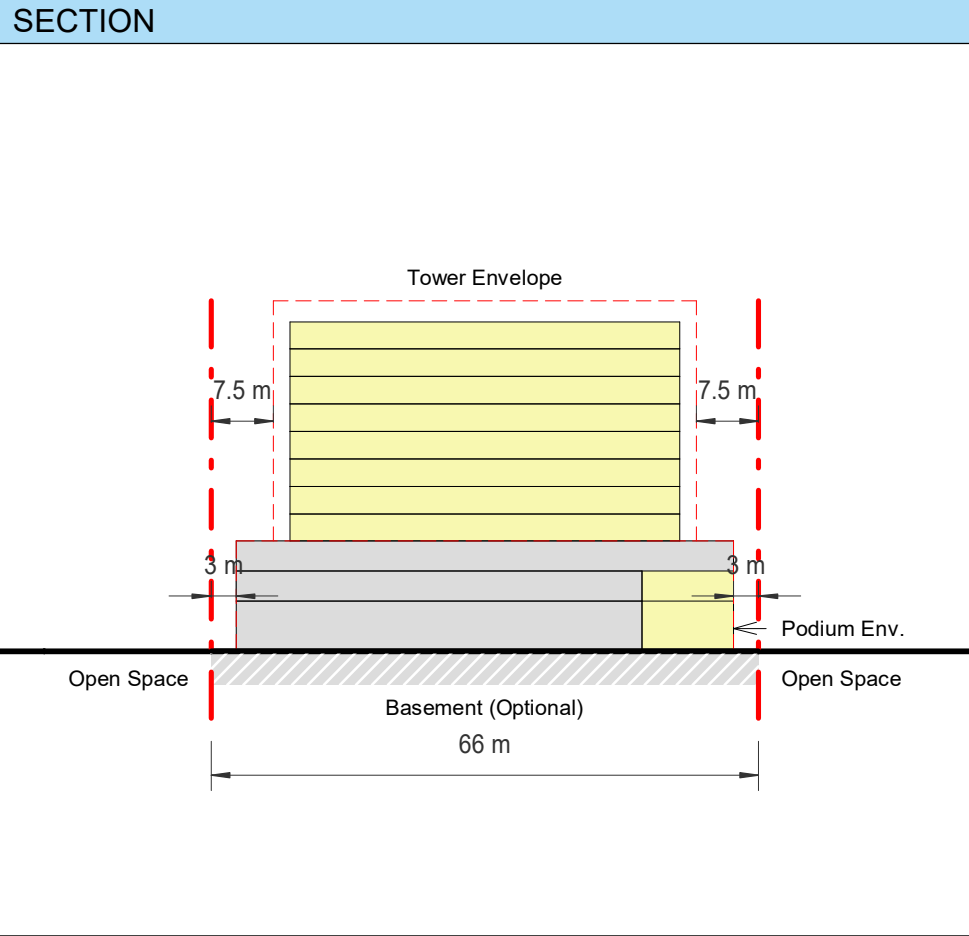
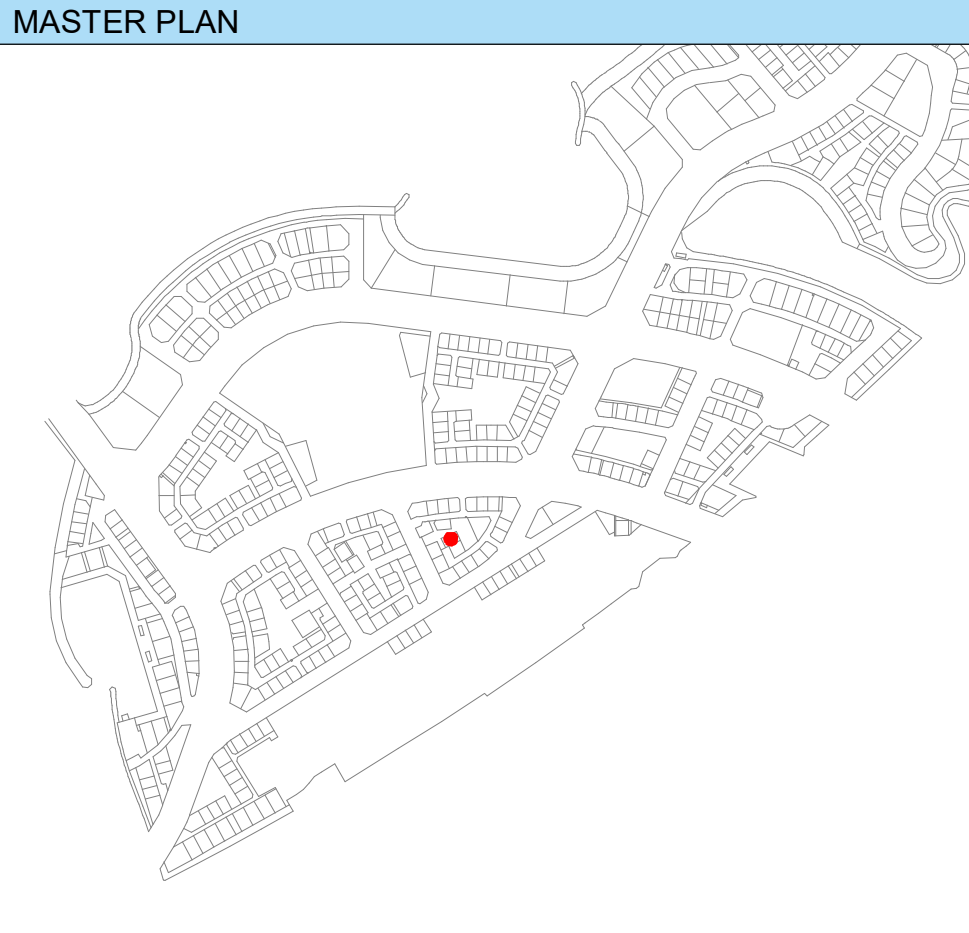
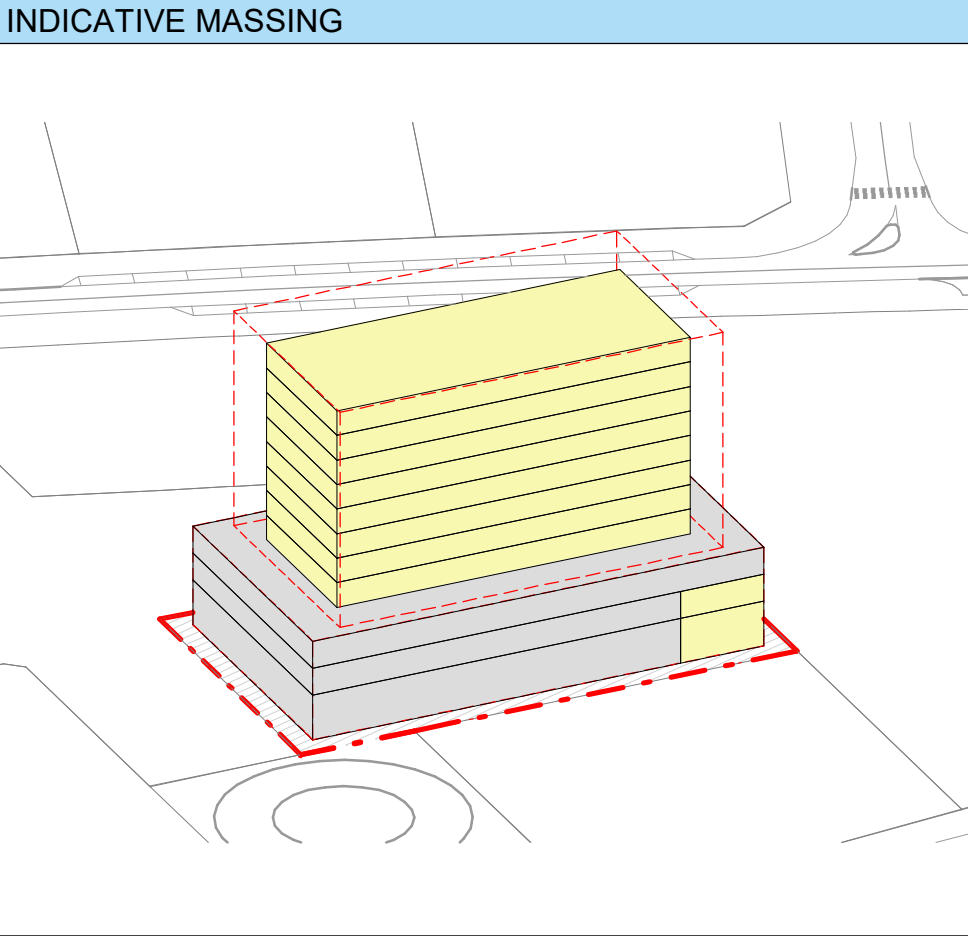
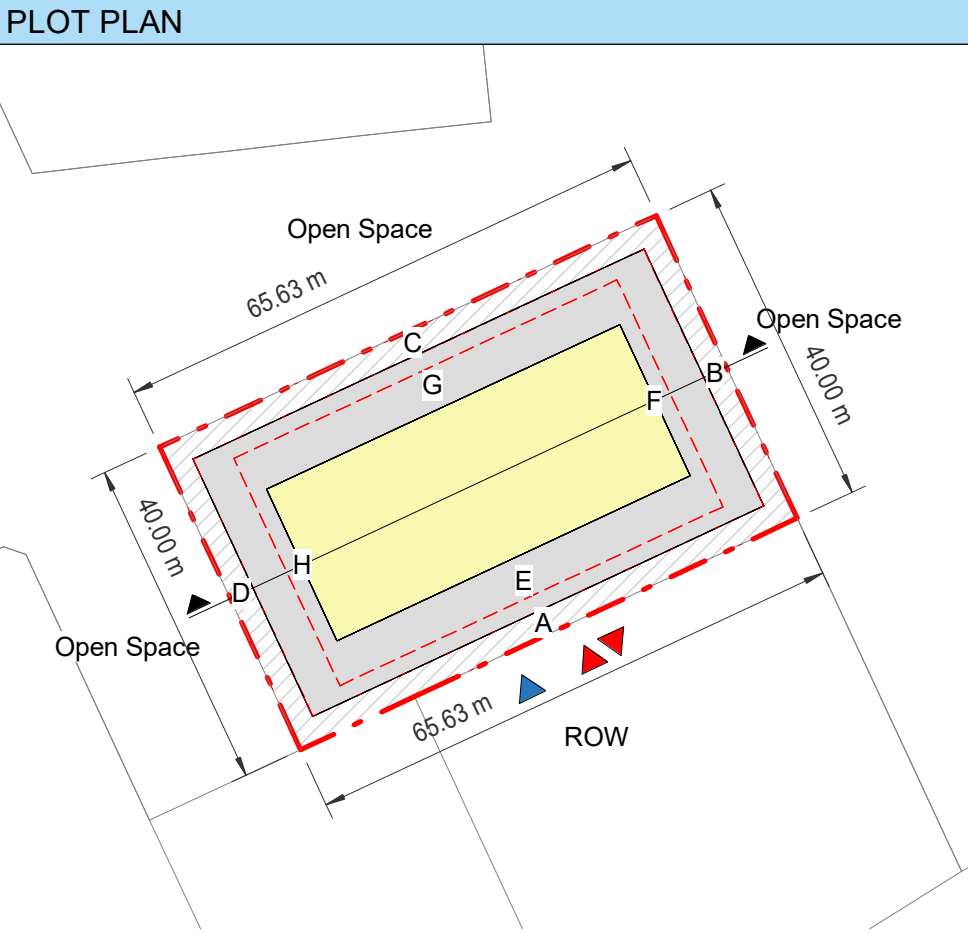
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0229

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,523 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,308 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

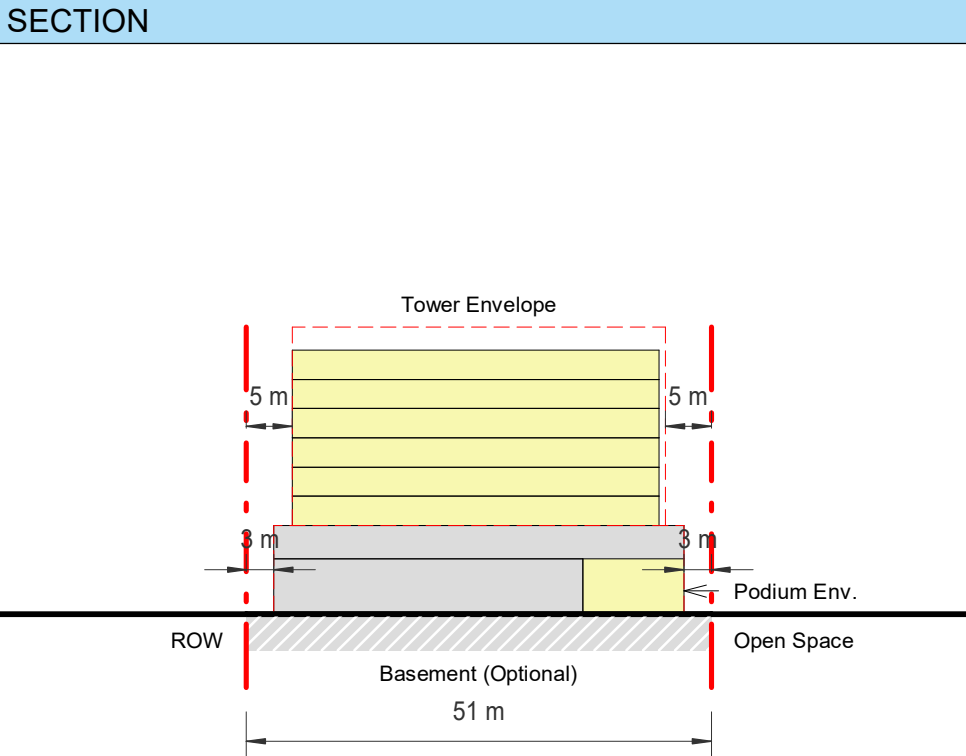
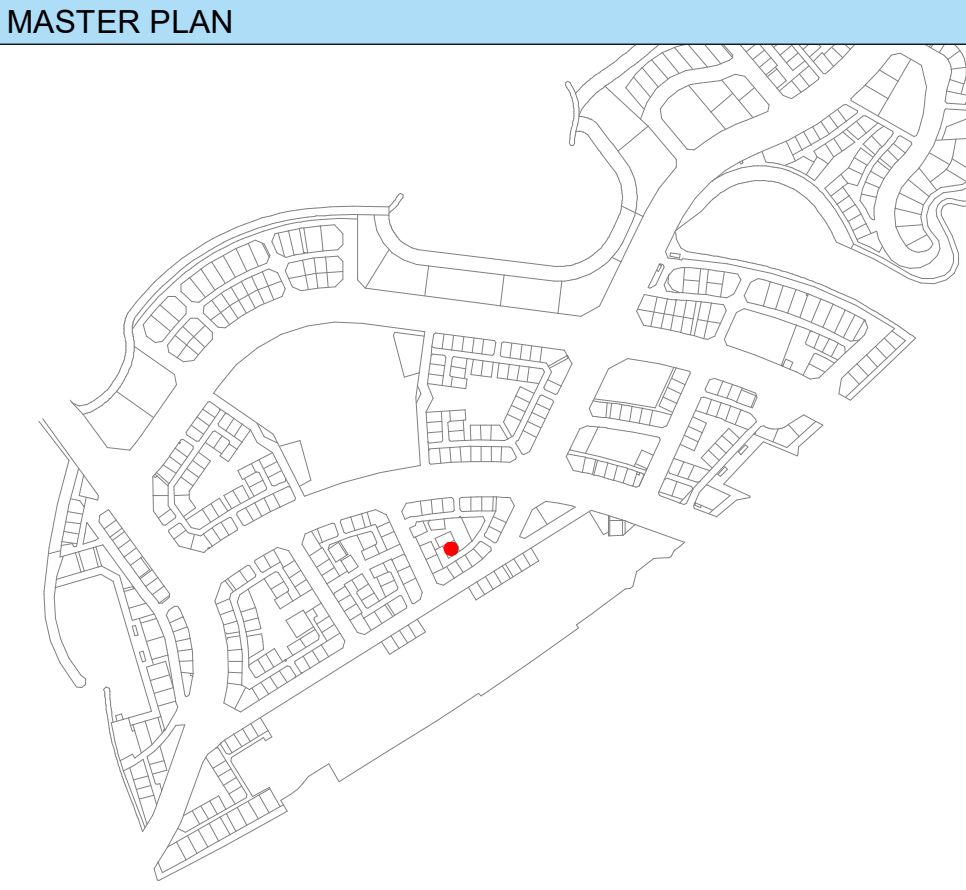
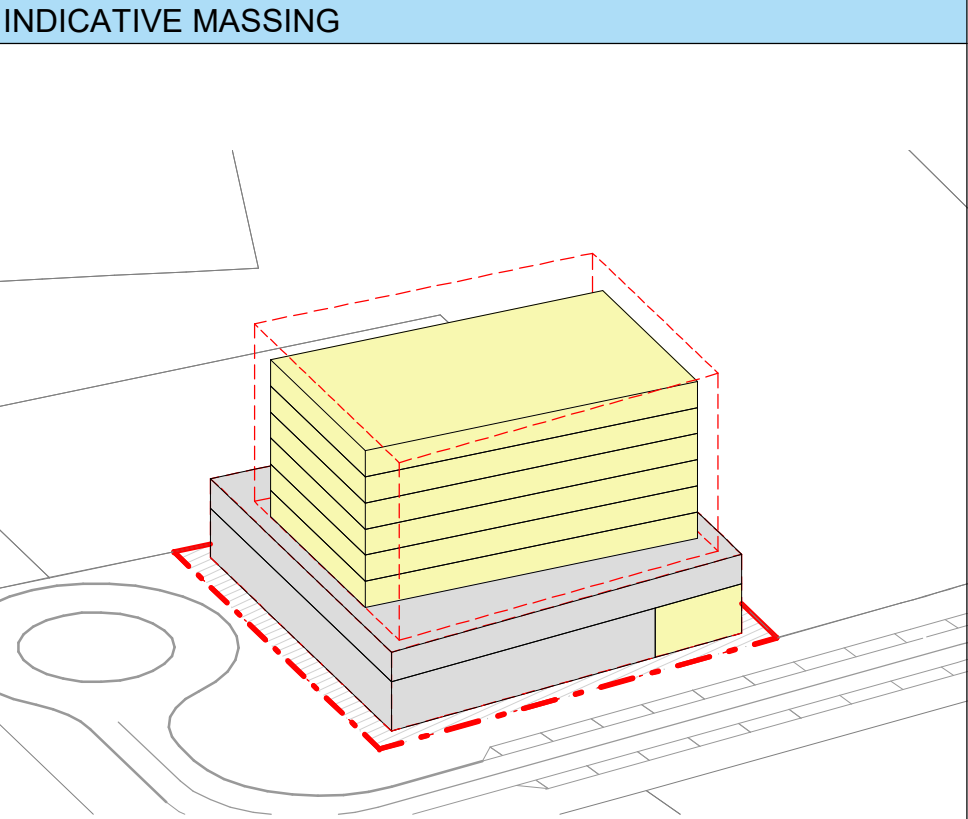
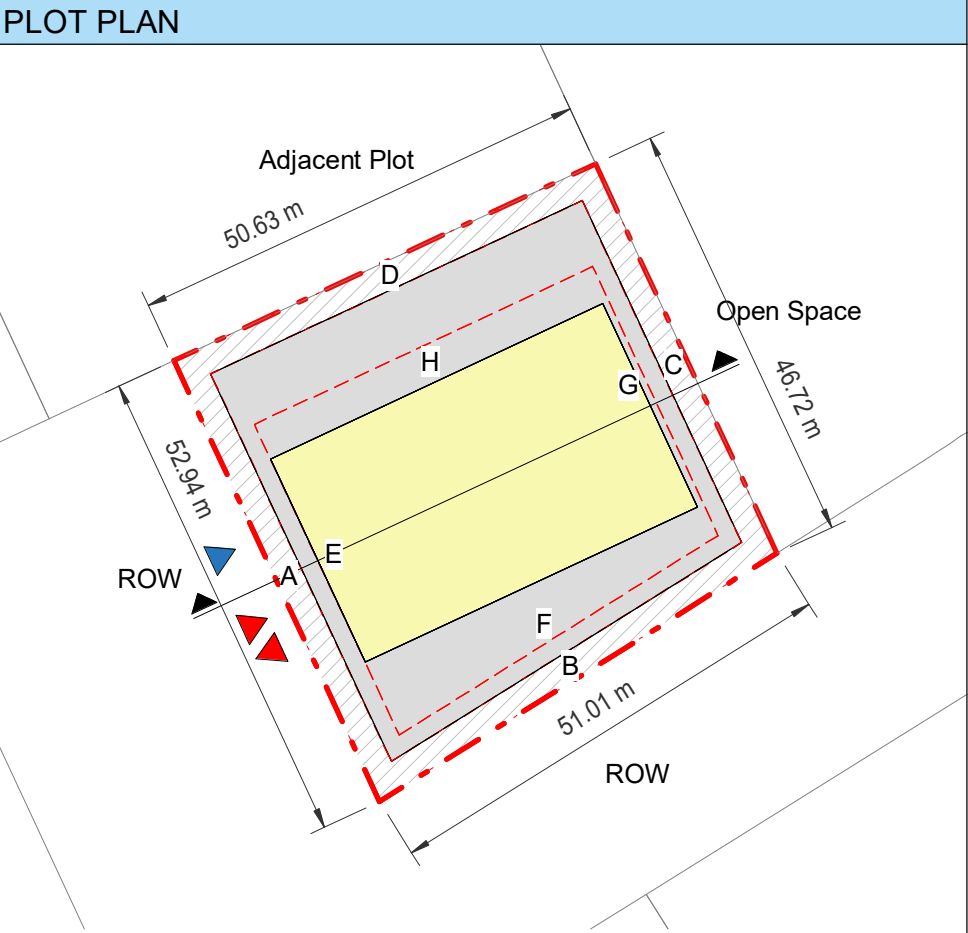
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0230

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,962 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,271 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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

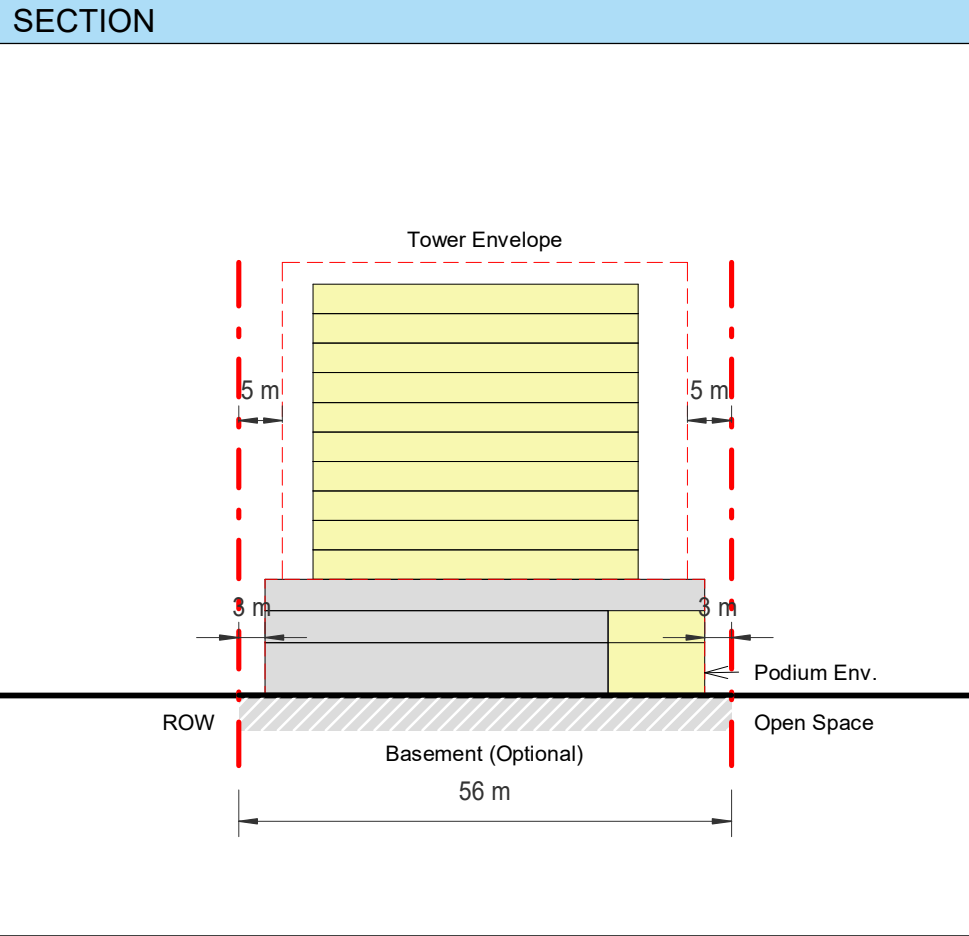
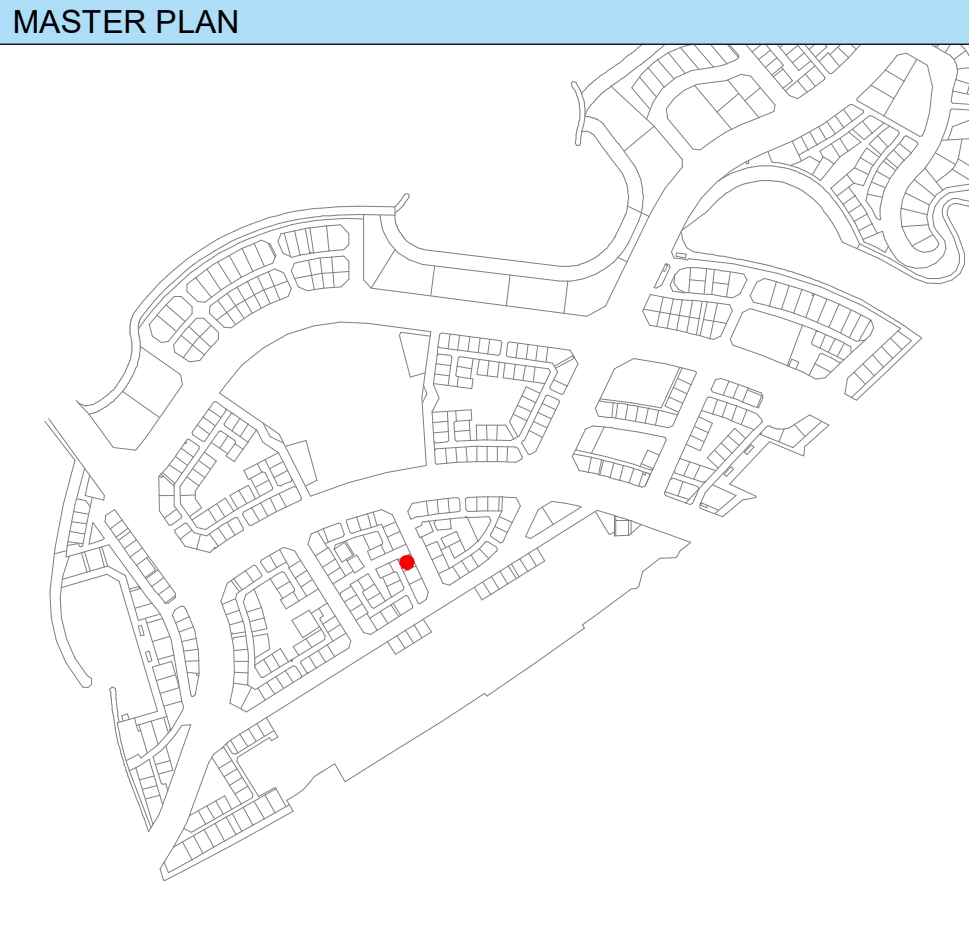
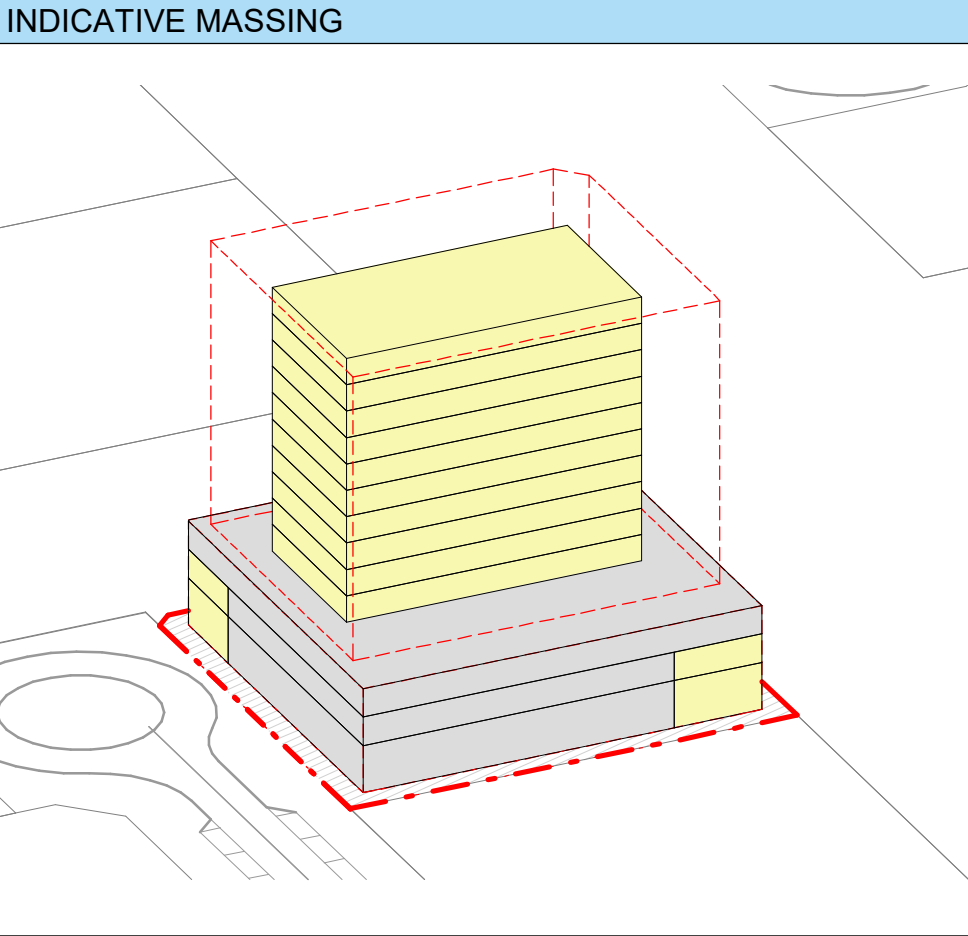
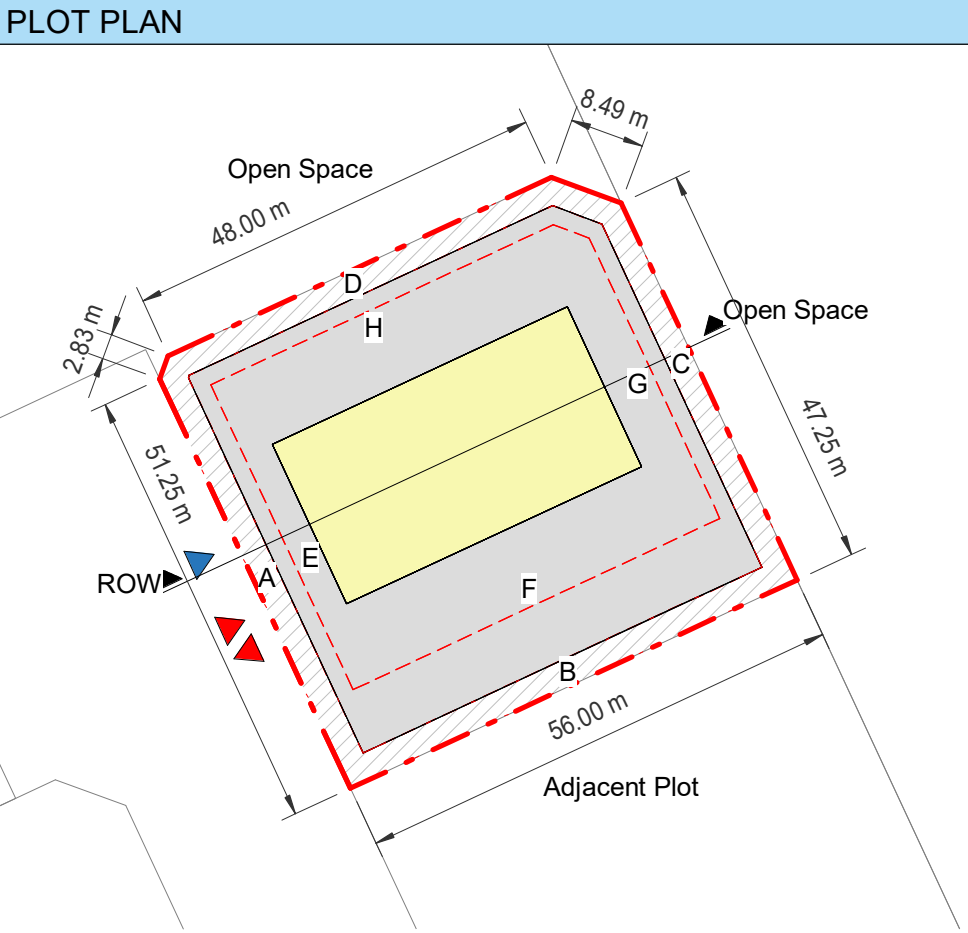
- 100% of the interior and exterior lighting is LED
- Solar panels for all external LED lighting
- Solar panels for all water heaters
- Solar panels for heating Swimming Pools for all Hotels / Resorts

 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0231  
RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	3,080 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	9,640 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

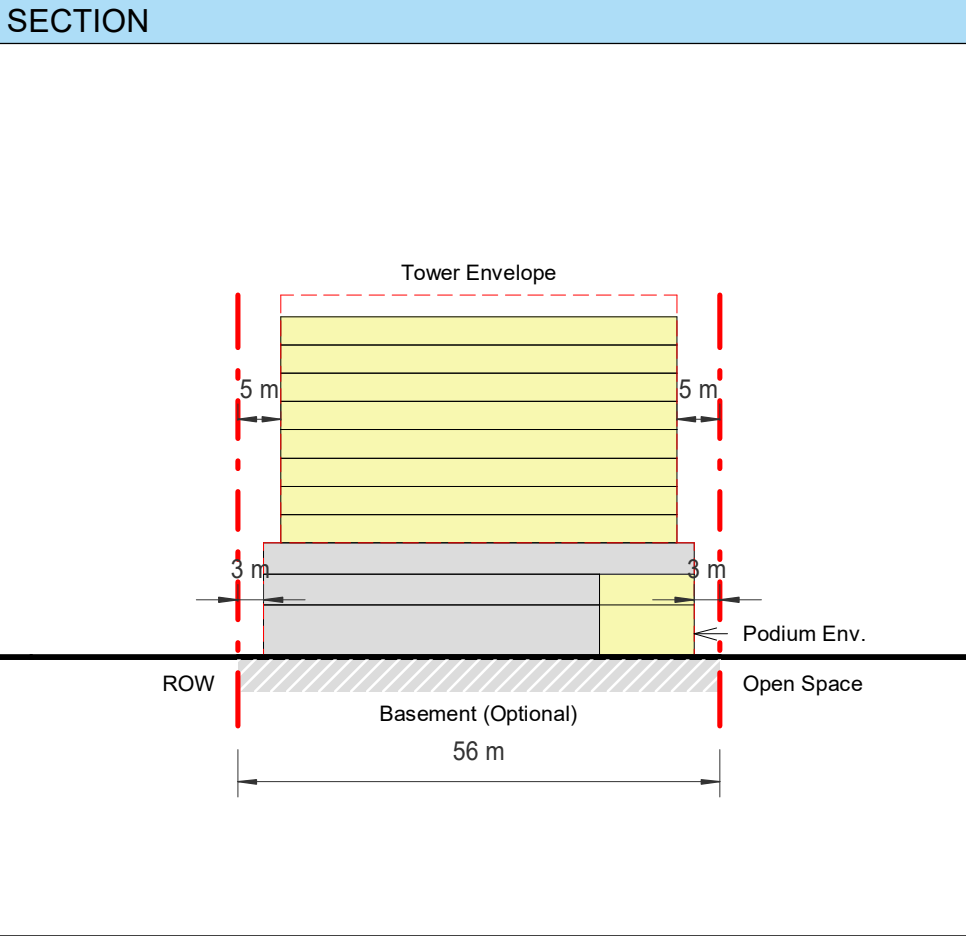
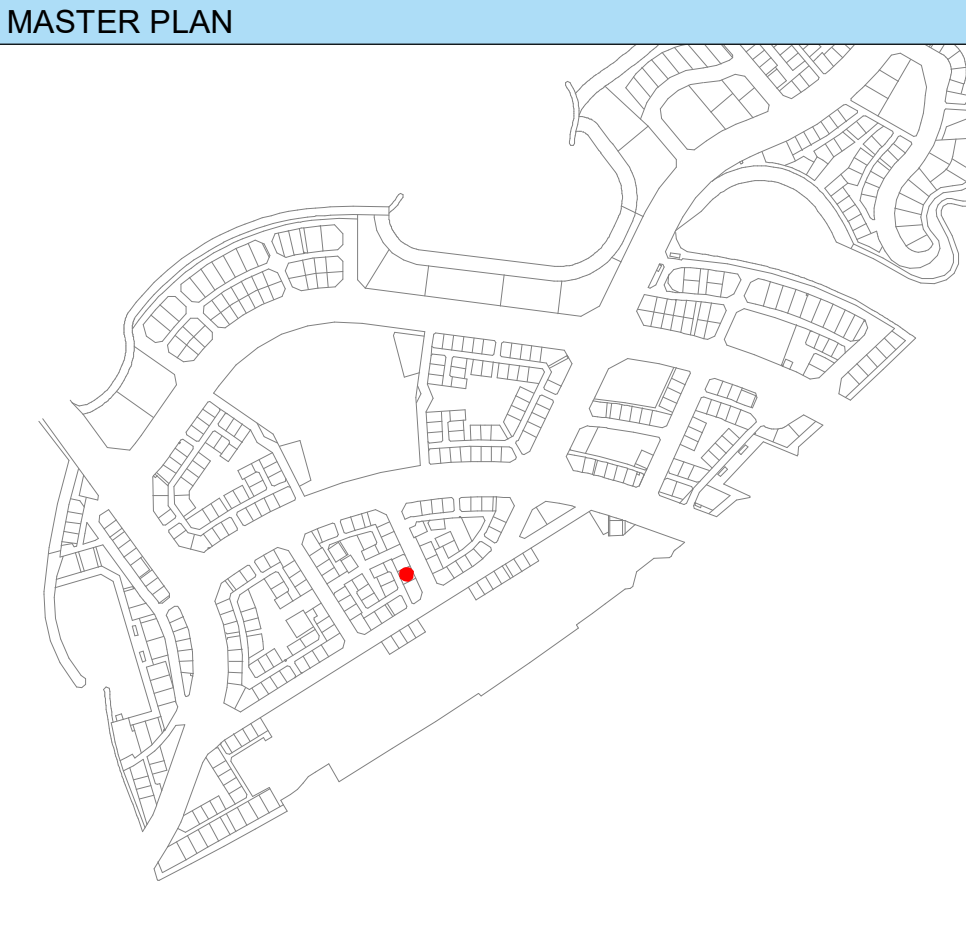
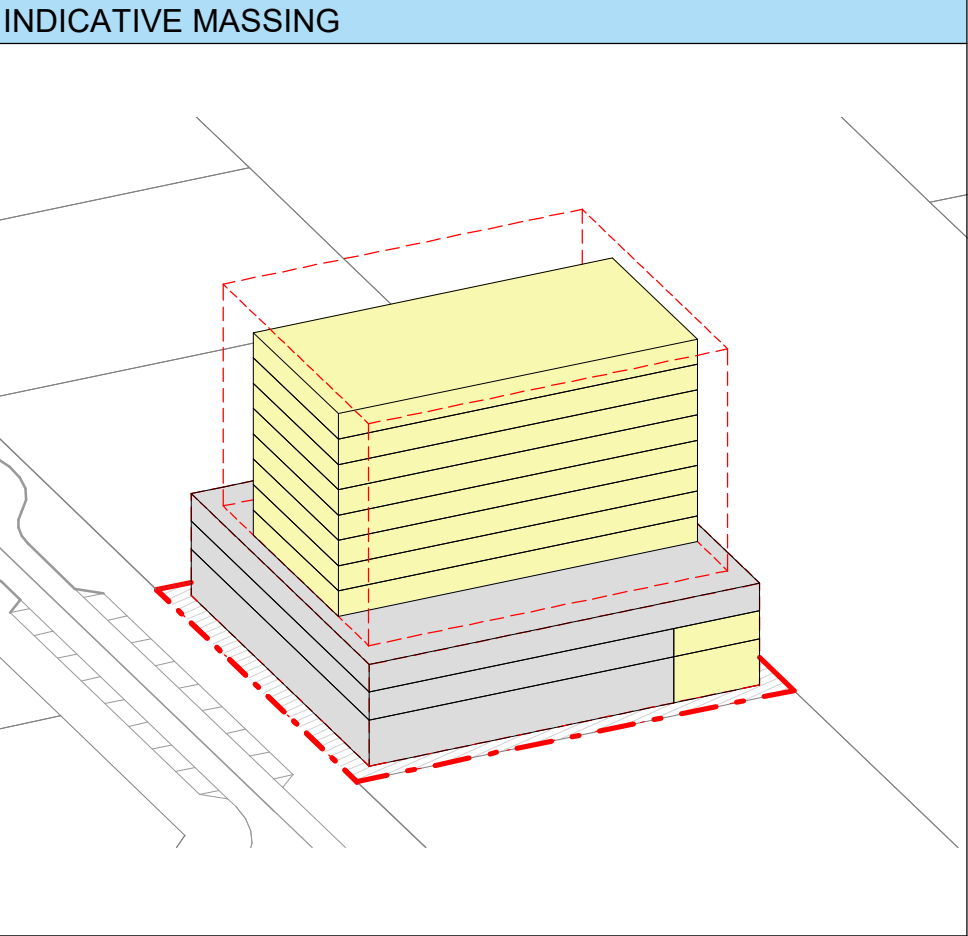
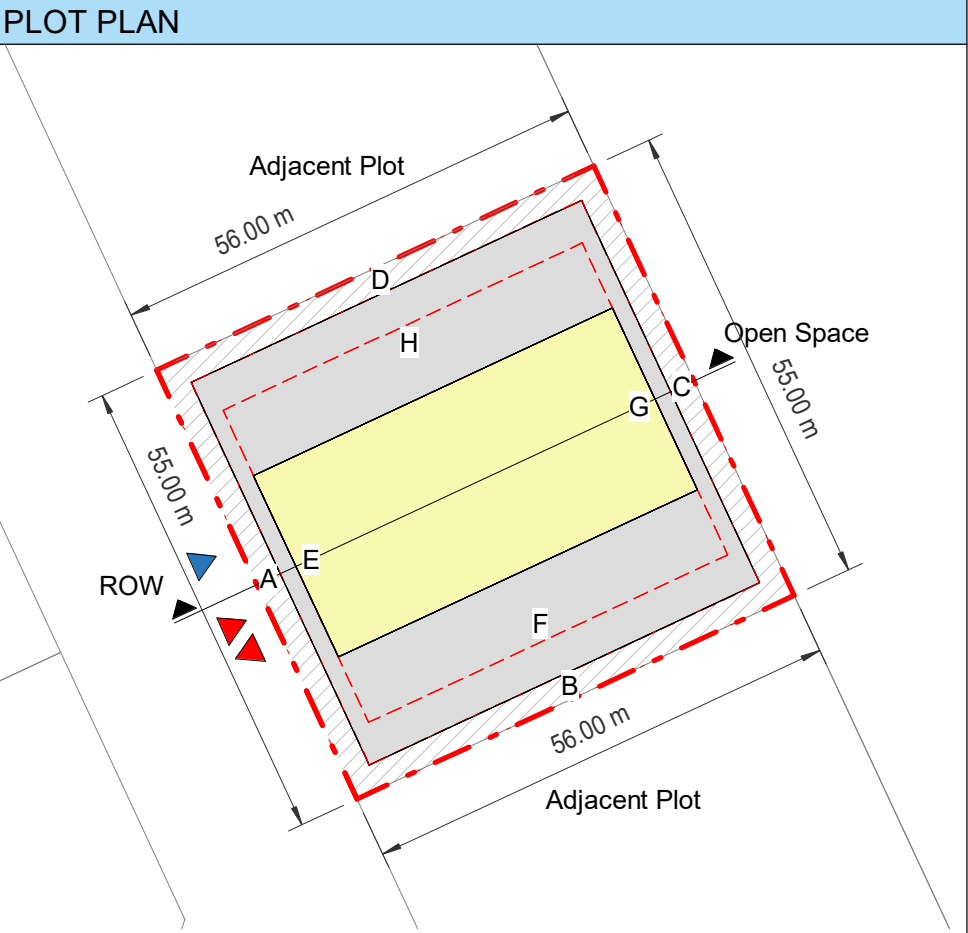
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0232

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

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	
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
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

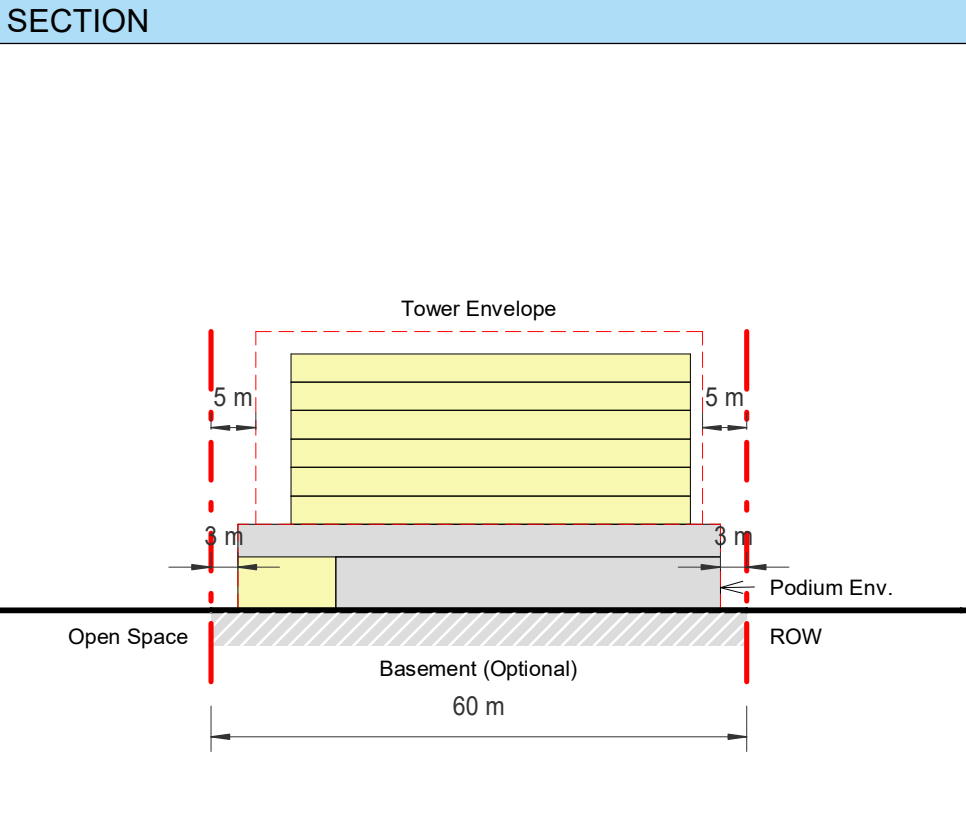
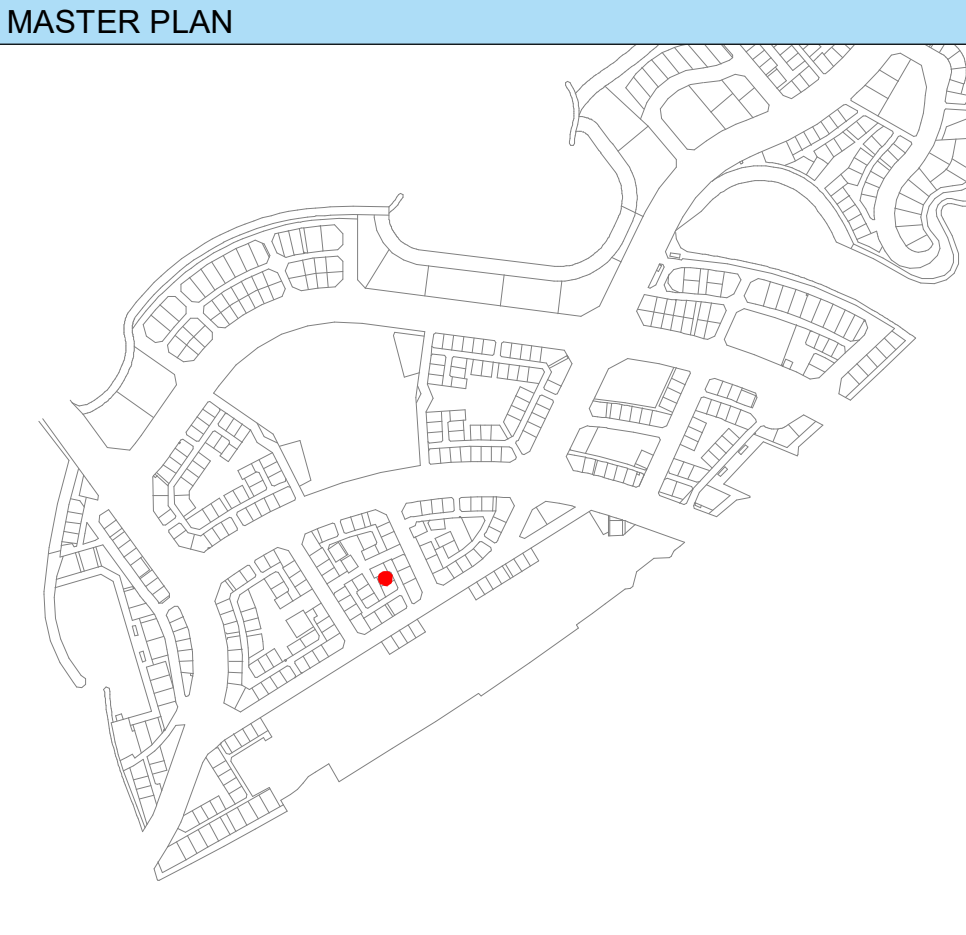
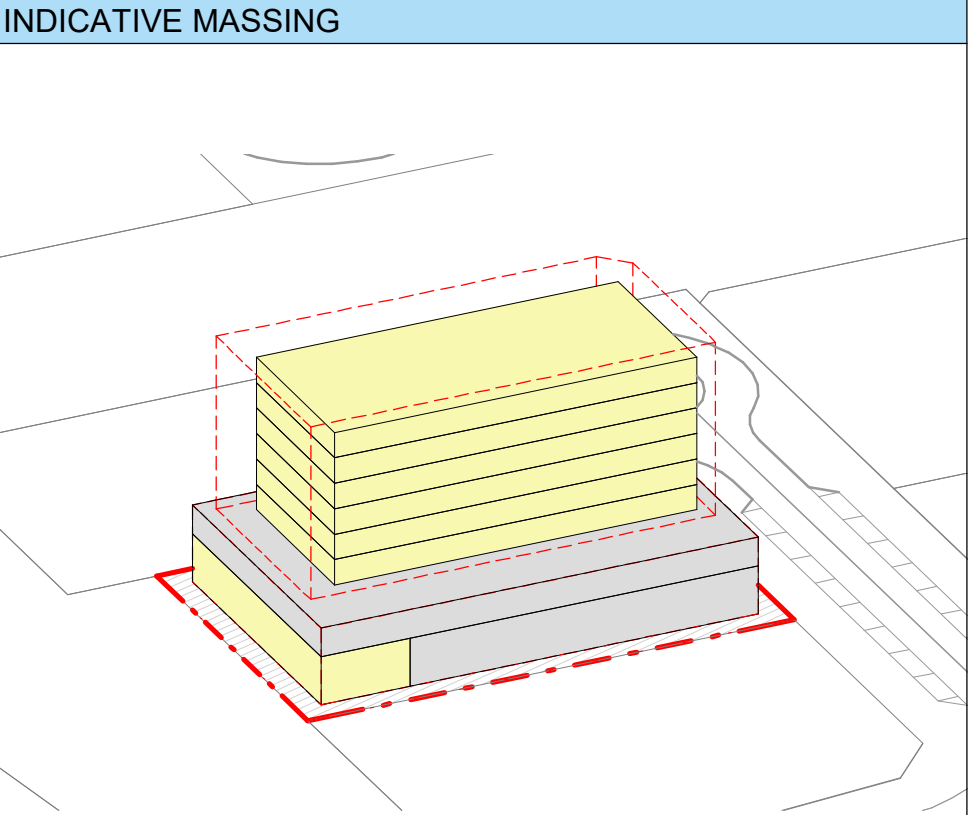
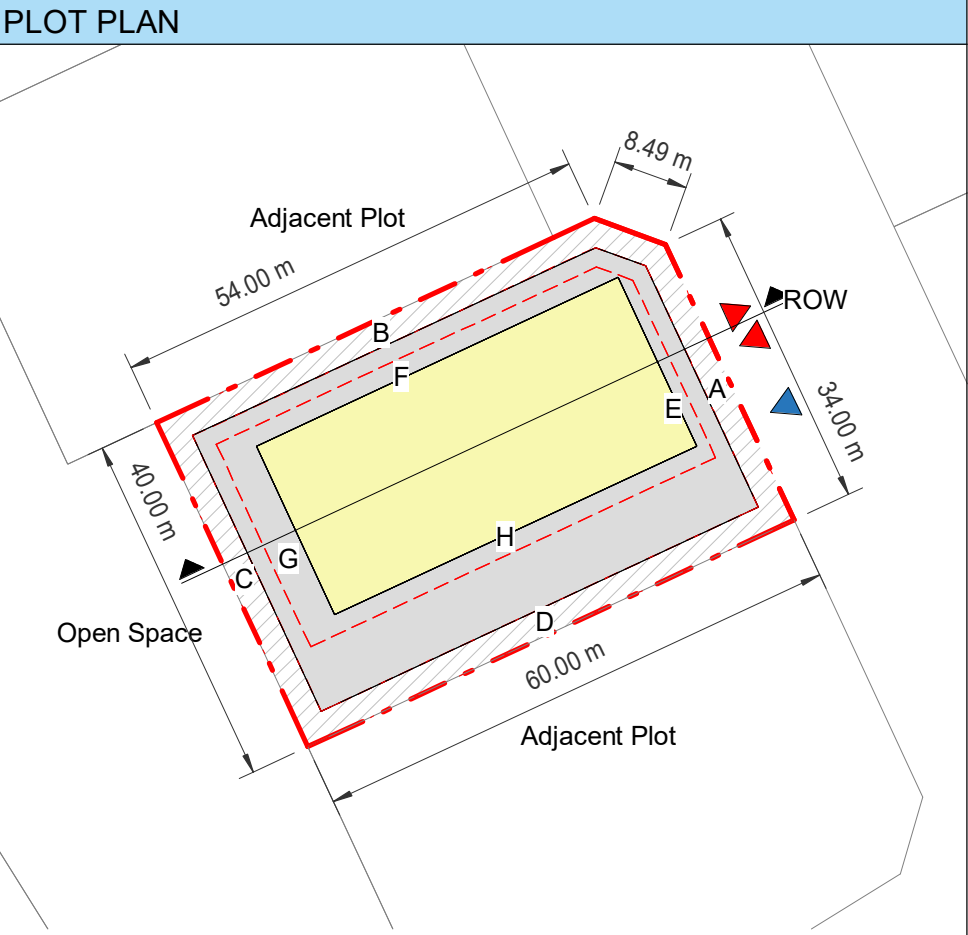
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0234

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,614 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,534 m <sup>2</sup>
- 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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

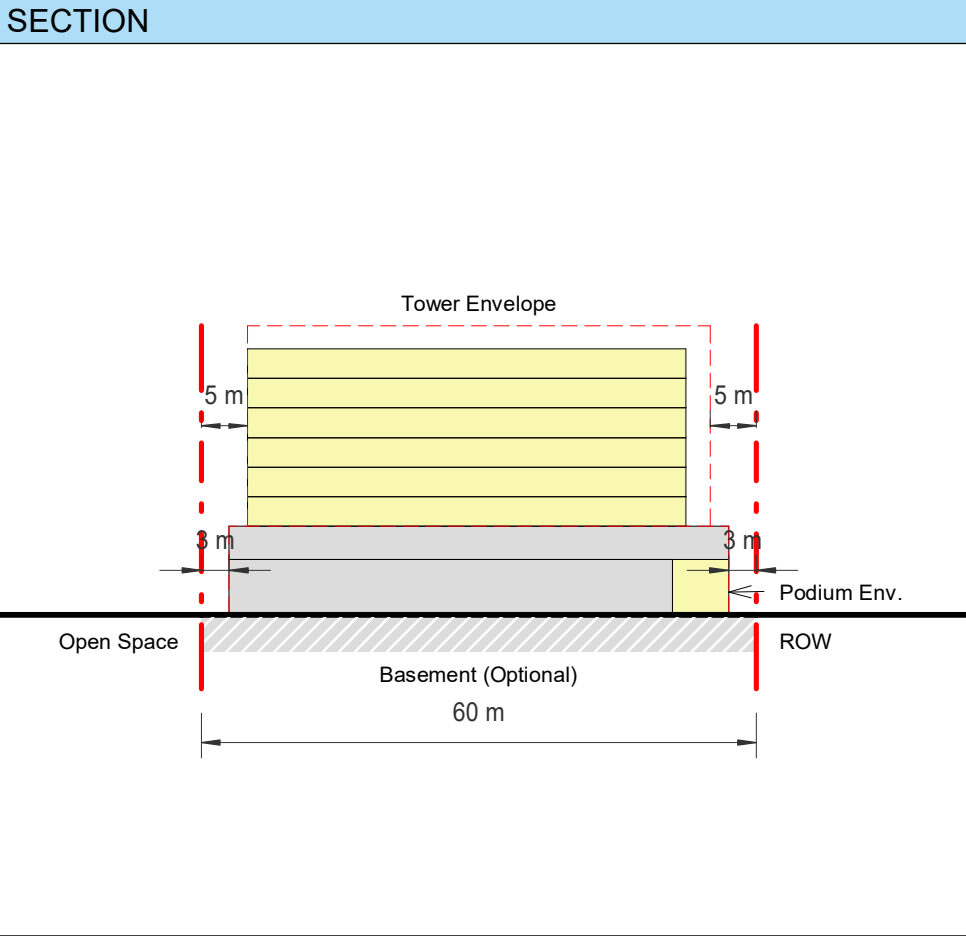
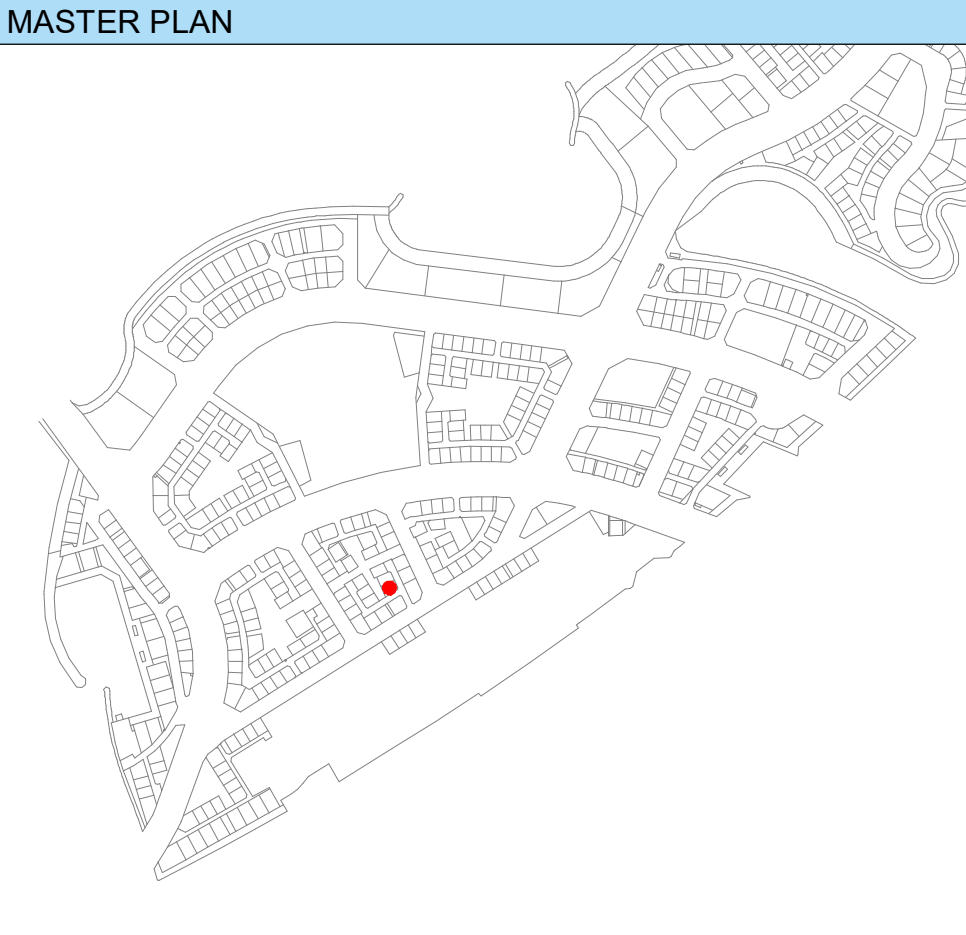
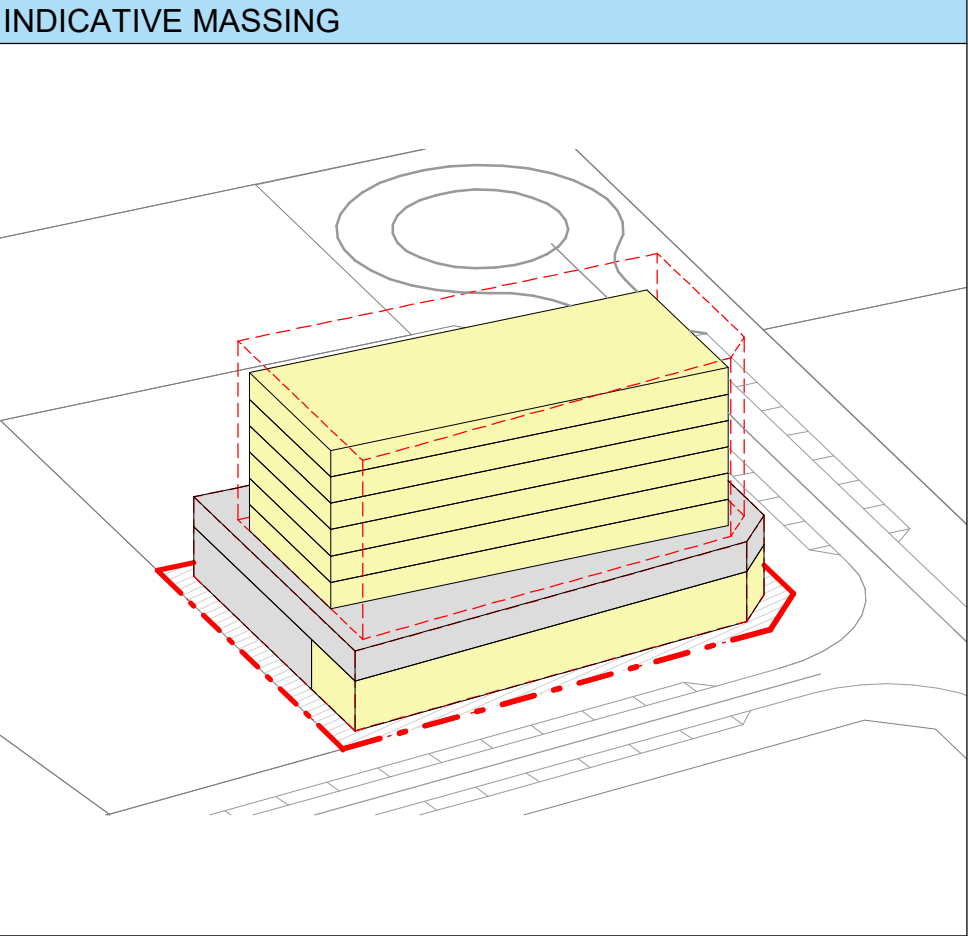
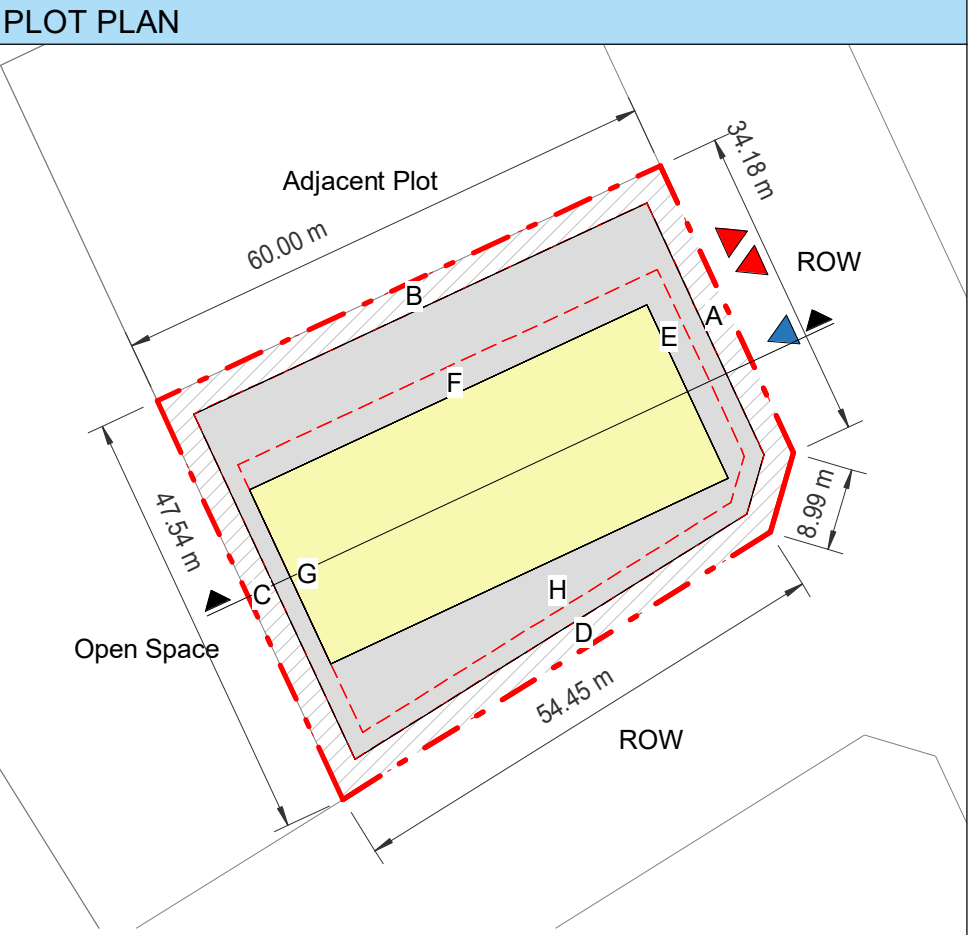
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0235

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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,795 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	8,749 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

Notes:

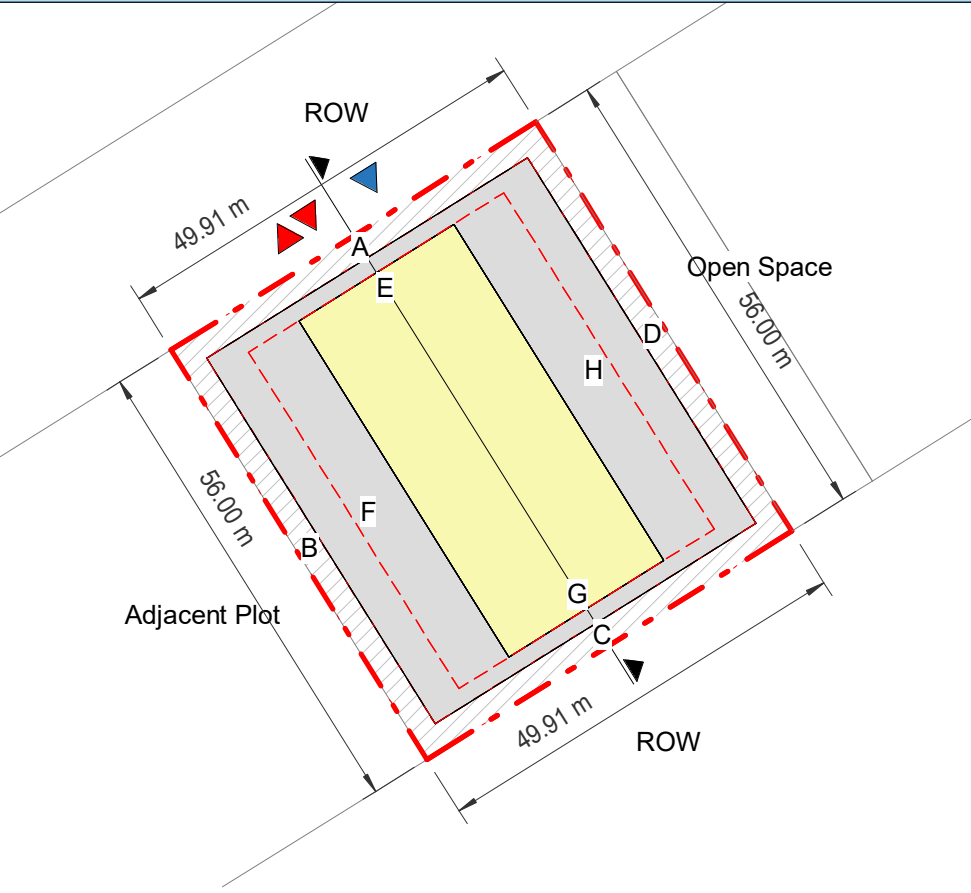
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
- Maximum permissible BUA (Built Up Area) is calculated by multiplying the total plot area by the 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0237

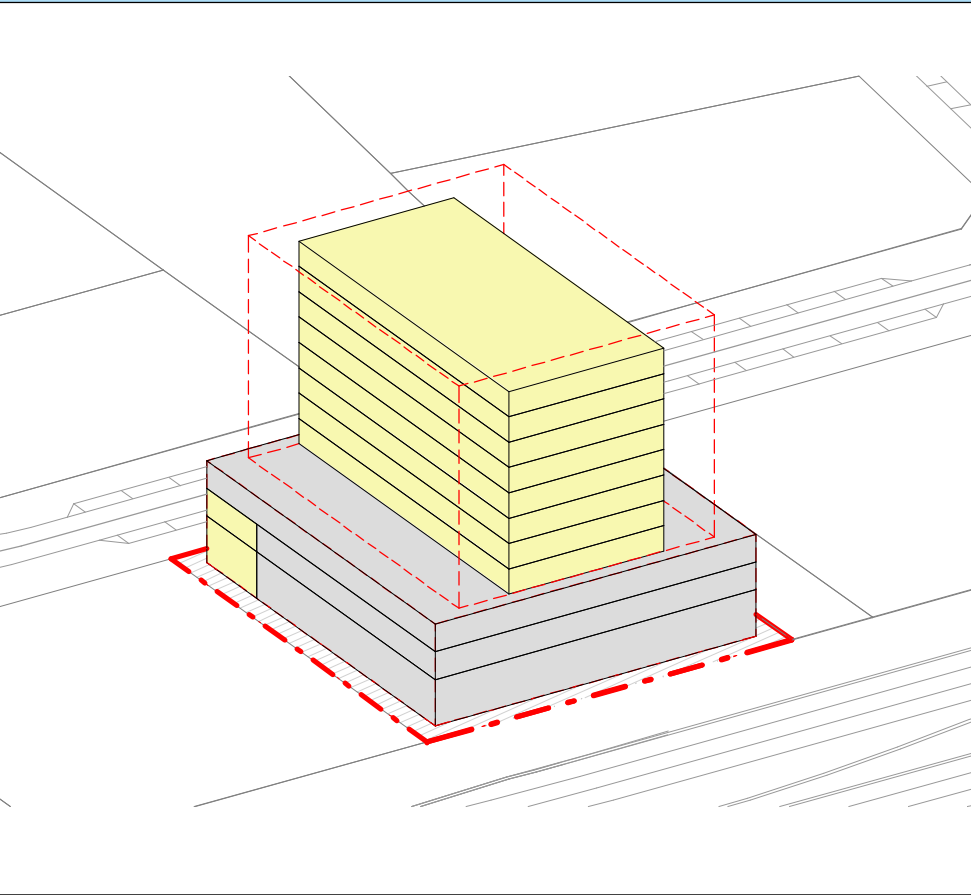
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RESIDENTIAL (APARTMENT)

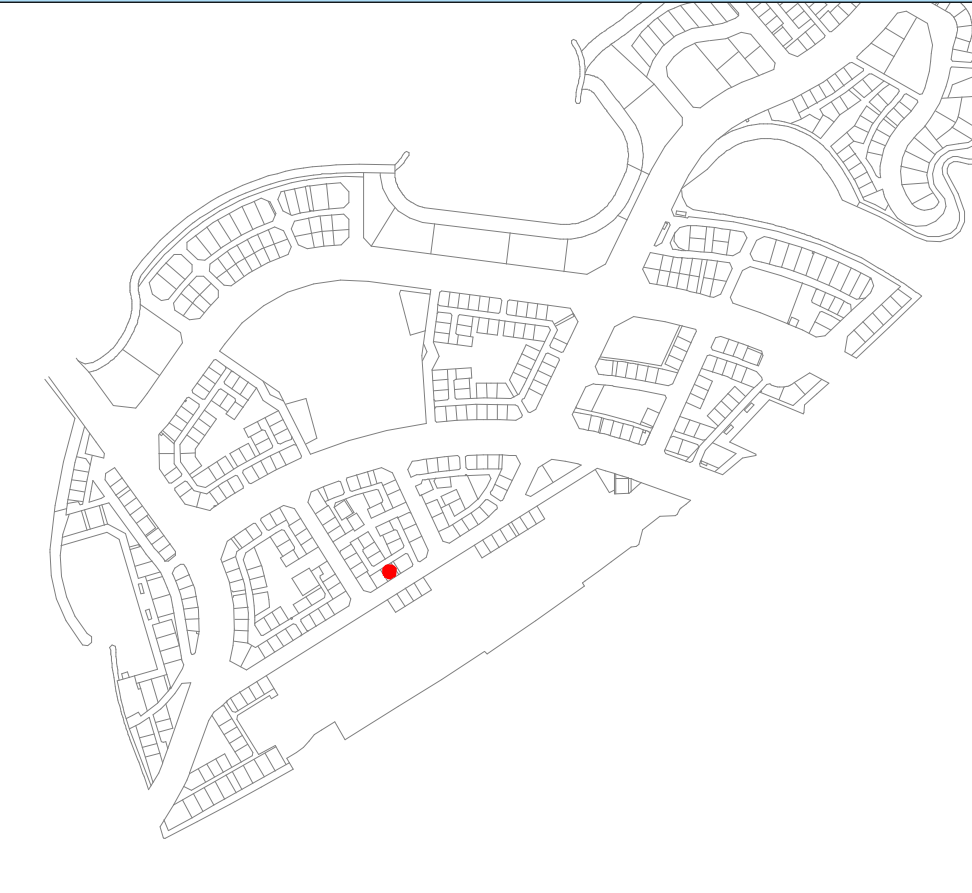
## PLOT PLAN



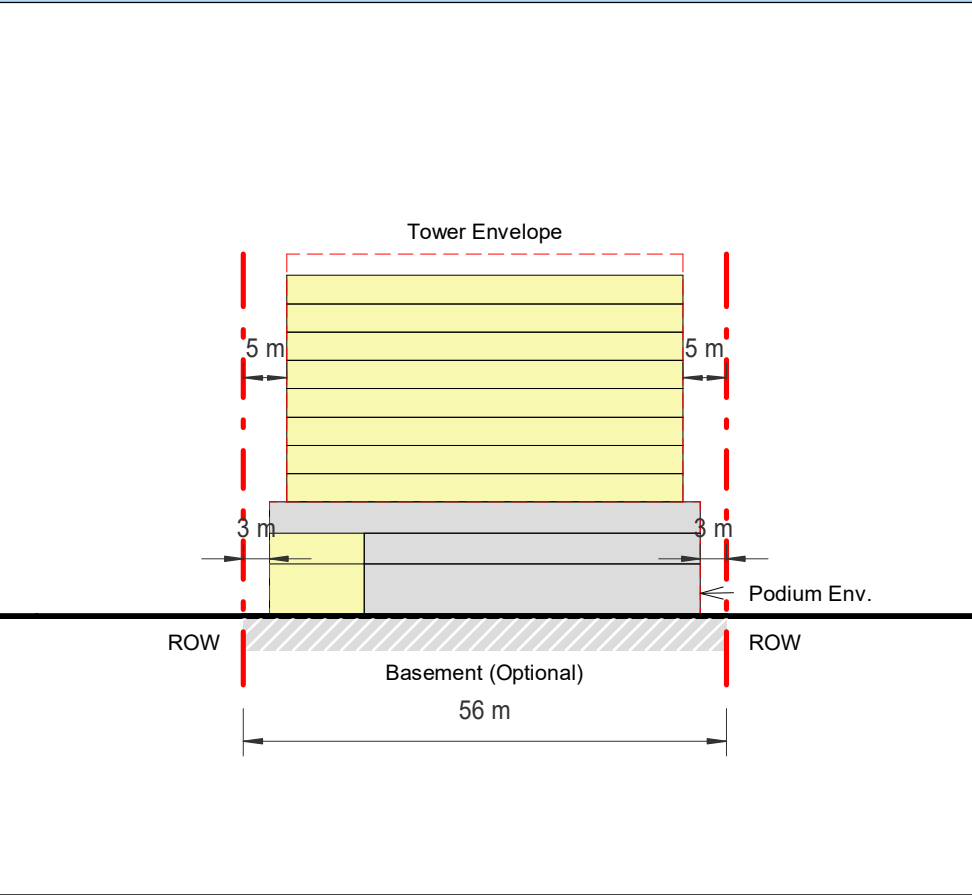
## INDICATIVE MASSING



## MASTER PLAN



## SECTION



**Disclaimer:**  
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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,400 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,000 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

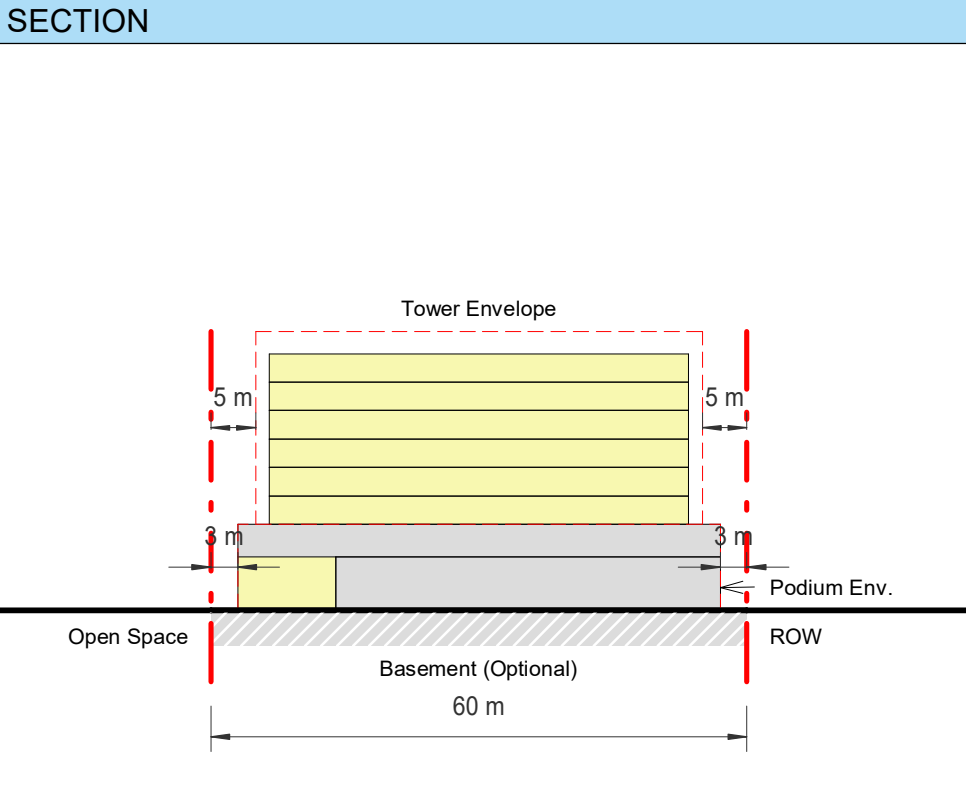
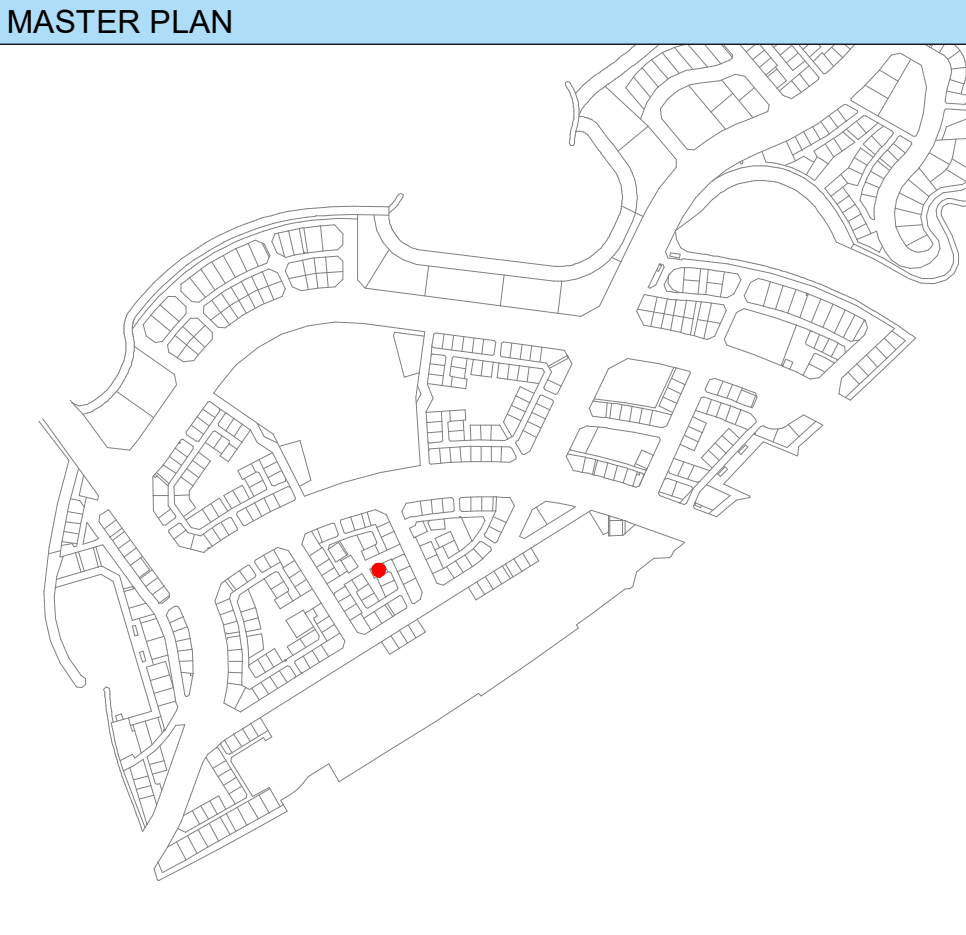
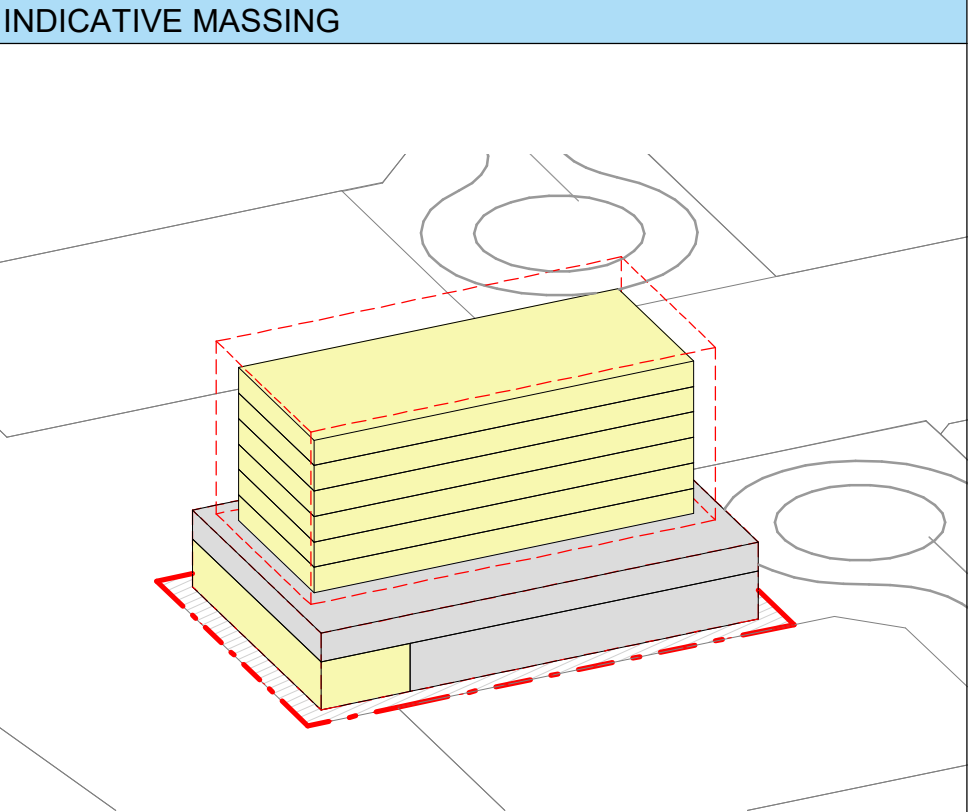
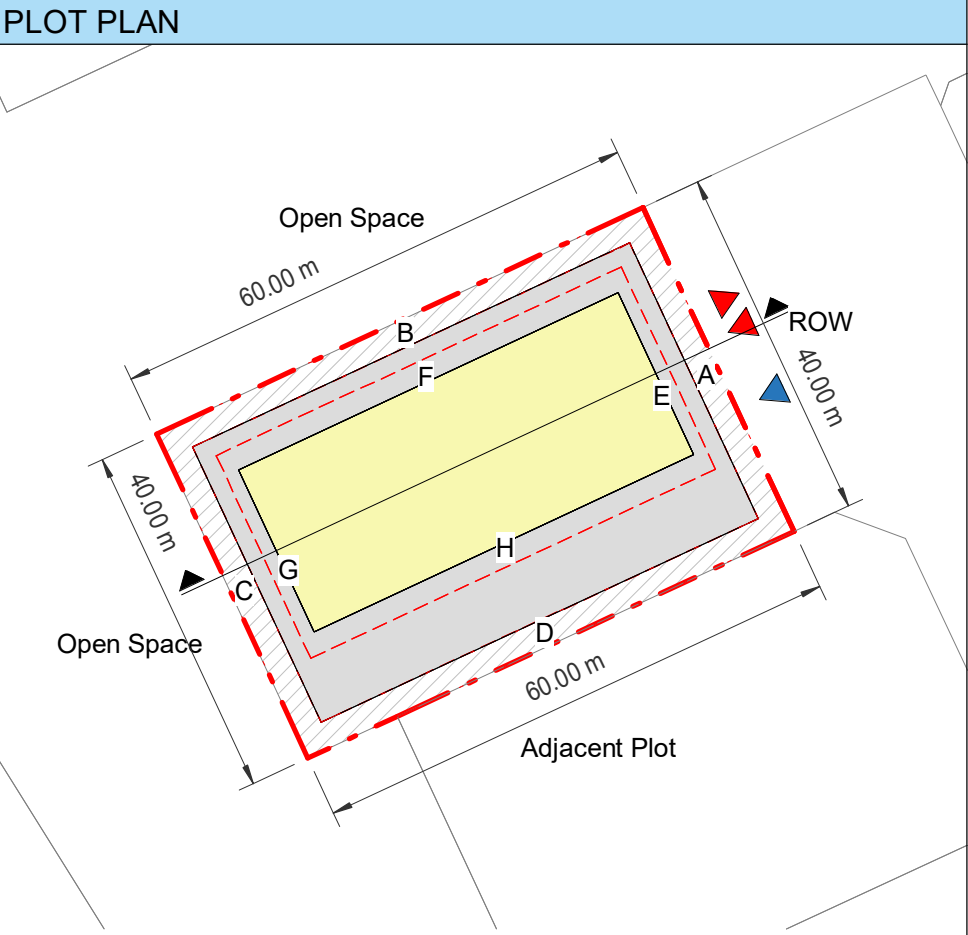
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0238

RESIDENTIAL (APARTMENT)



## Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,424 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,849 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <div style="background-color: #e0f0ff; padding: 5px; text-align: center;"><b>Energy Condition</b></div> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>                   |

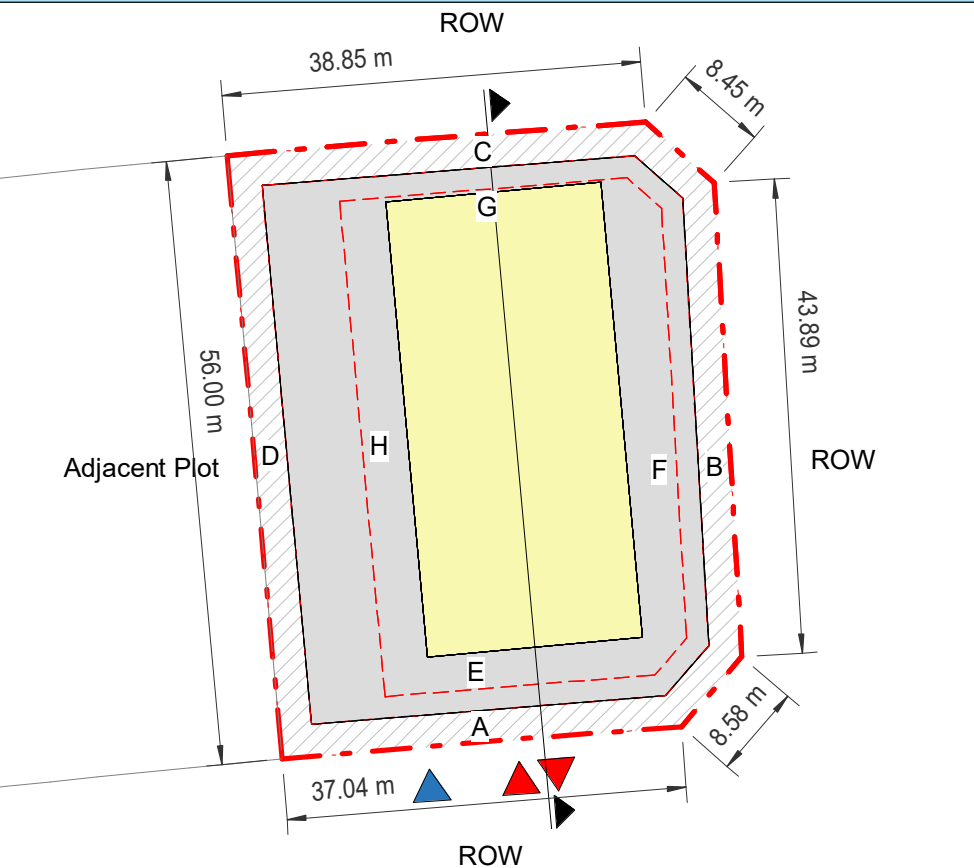
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

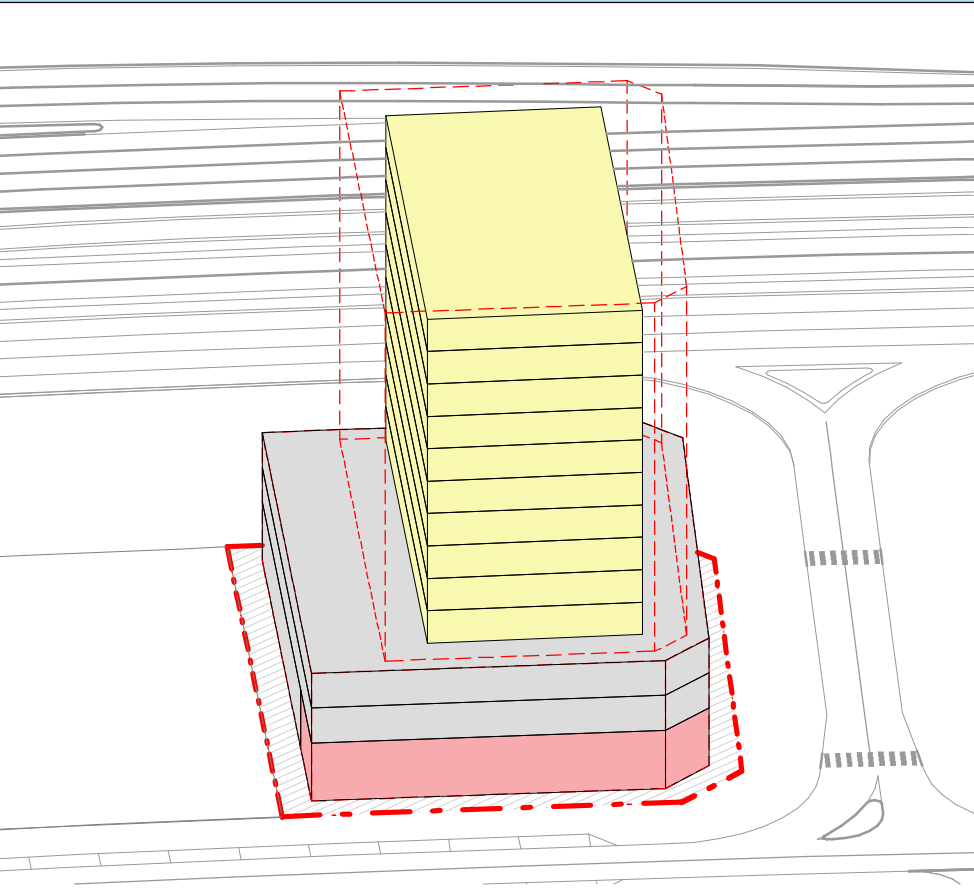
DIA-MU-0099

MIXED USE (Residential, Retail)

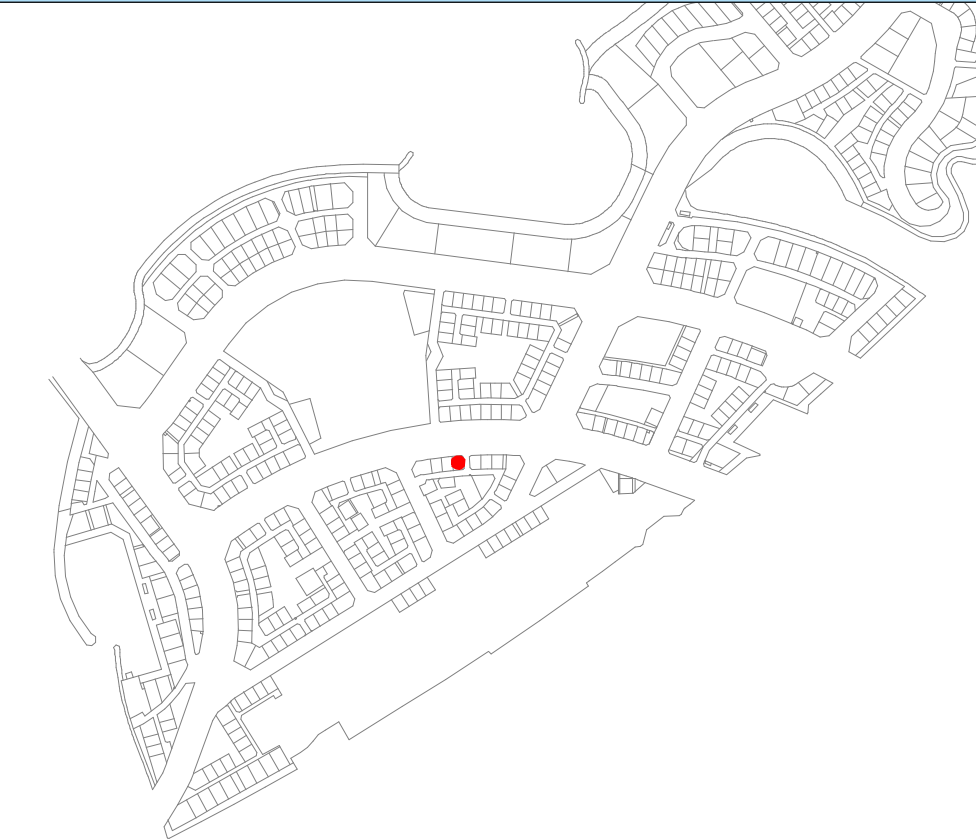
## PLOT PLAN



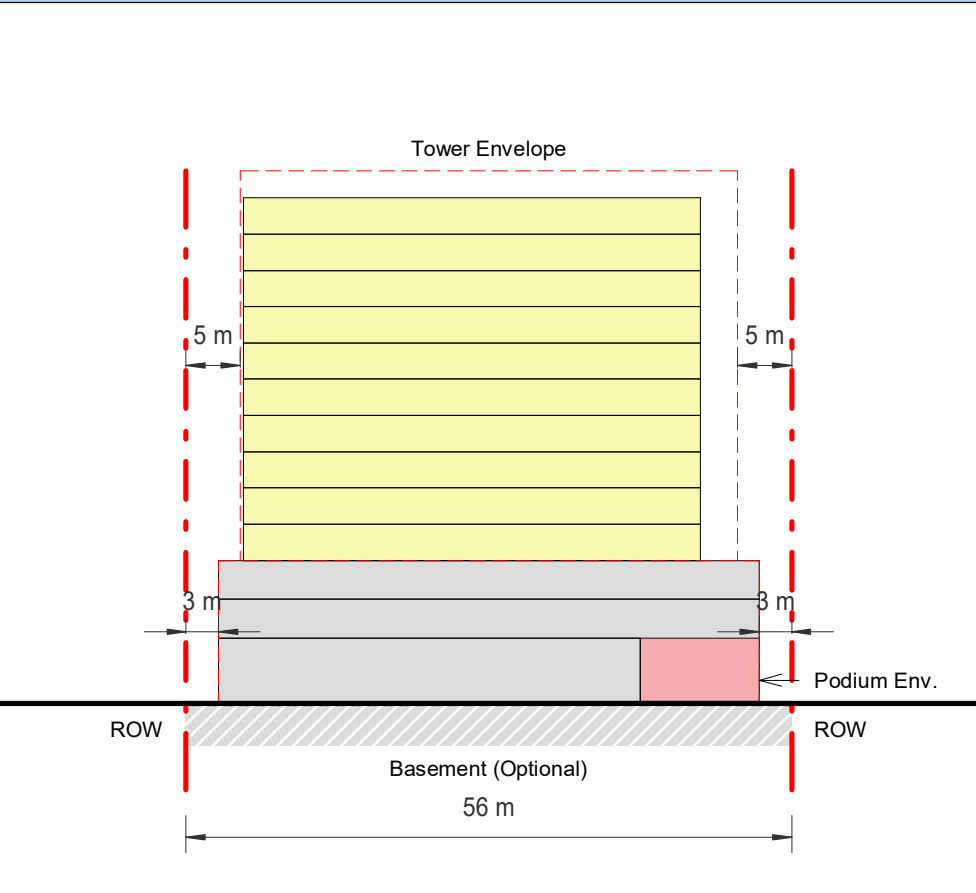
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,425 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,851 m <sup>2</sup>
- 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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

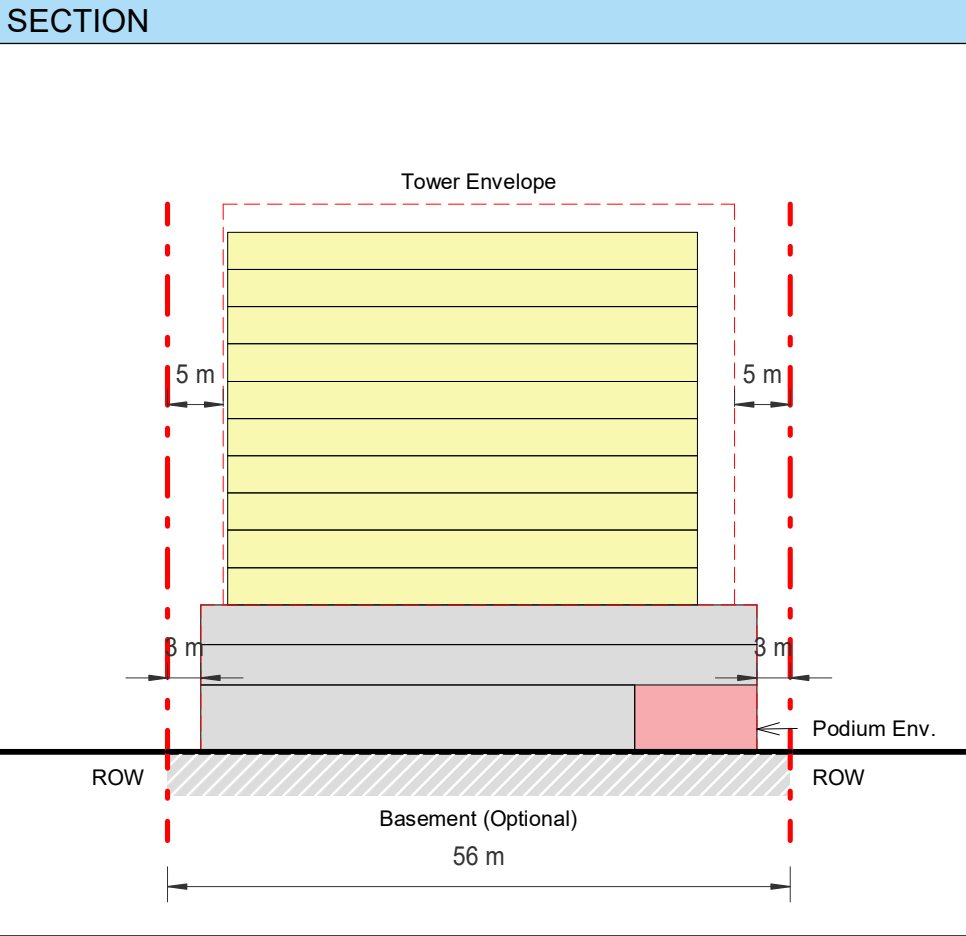
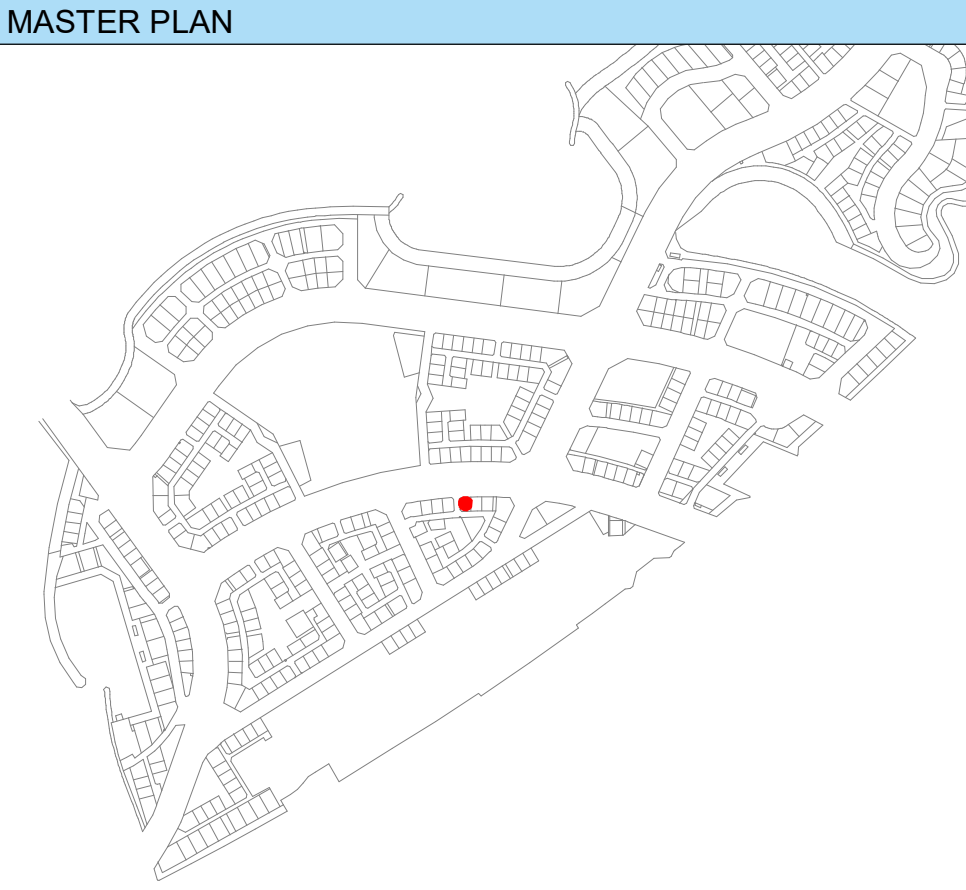
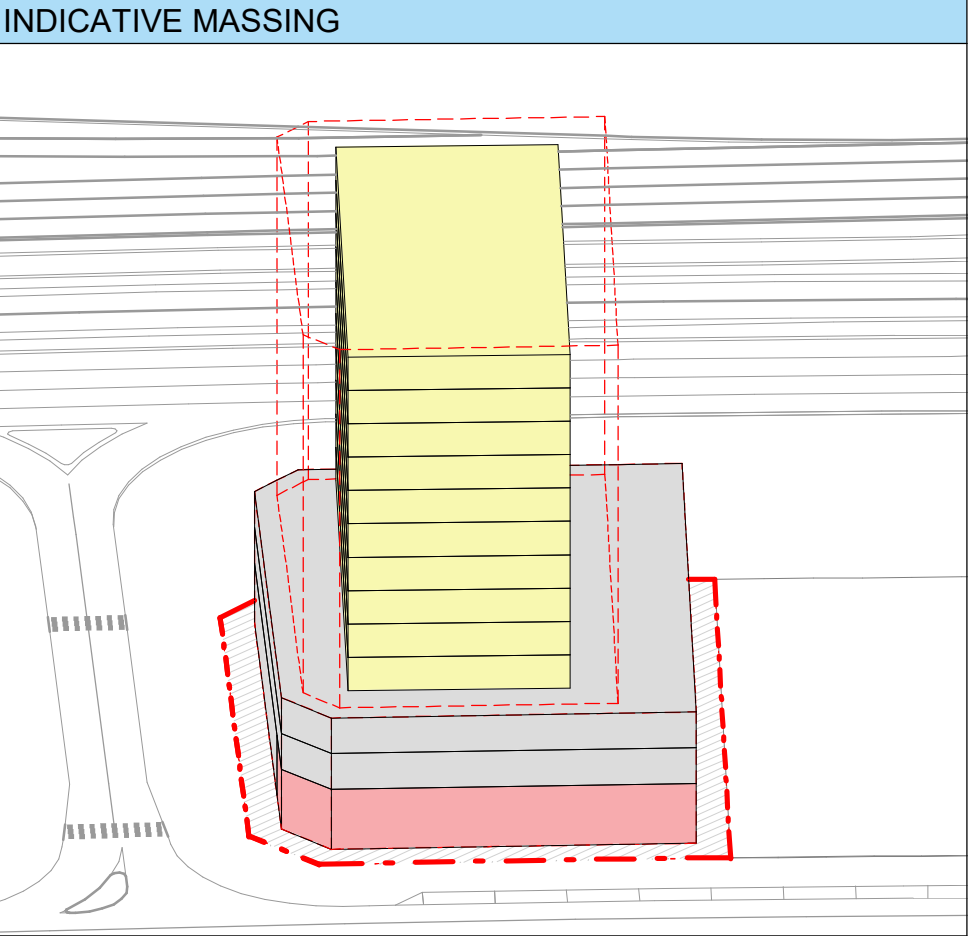
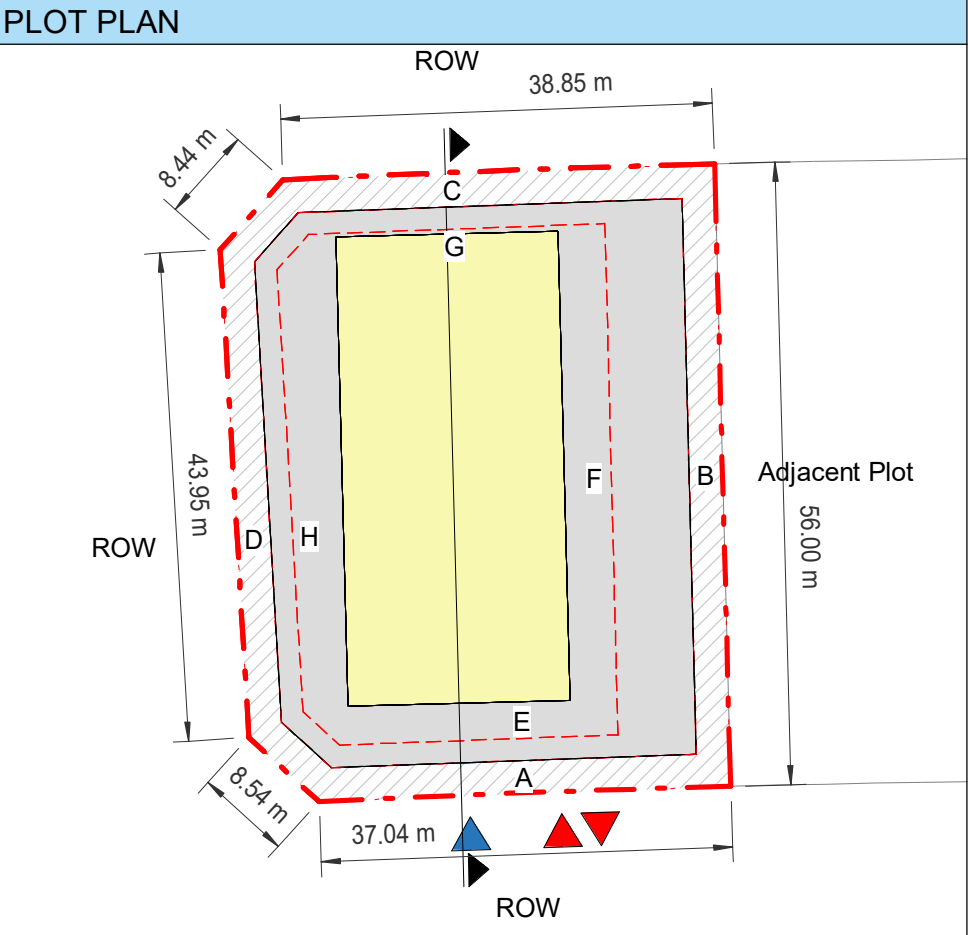
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0100

MIXED USE (Residential, Retail)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,430 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,870 m <sup>2</sup>
- 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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

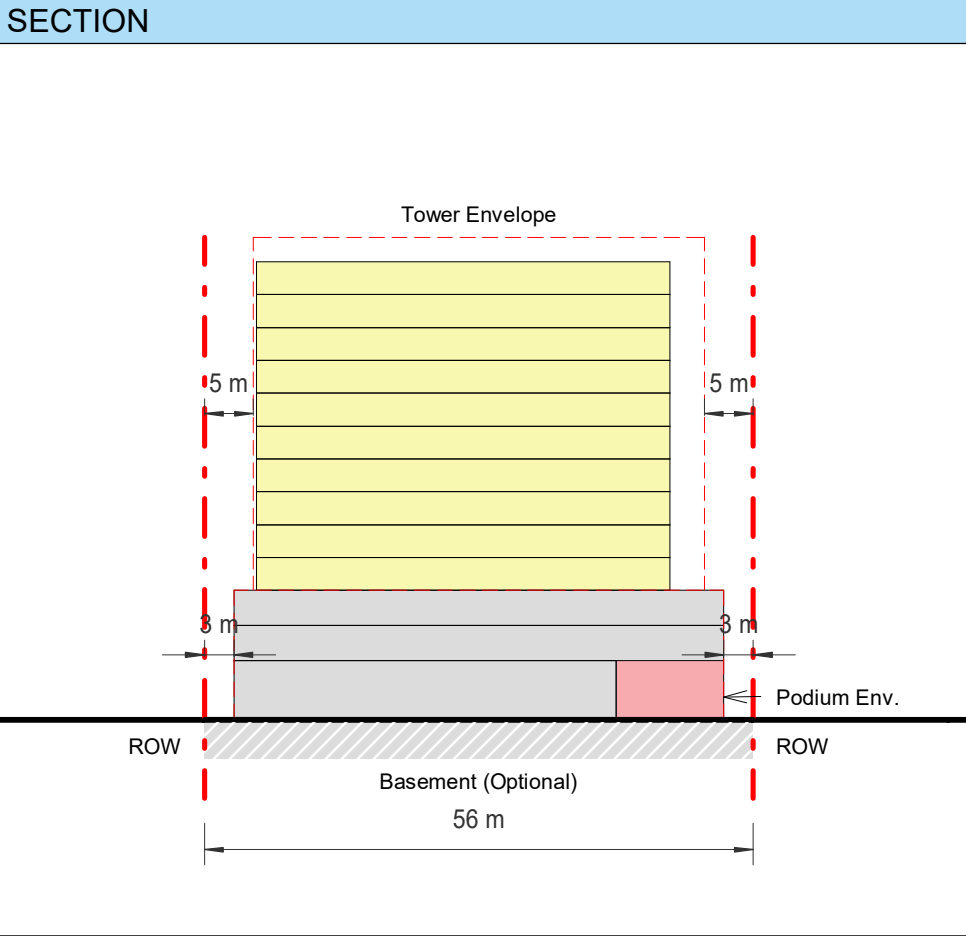
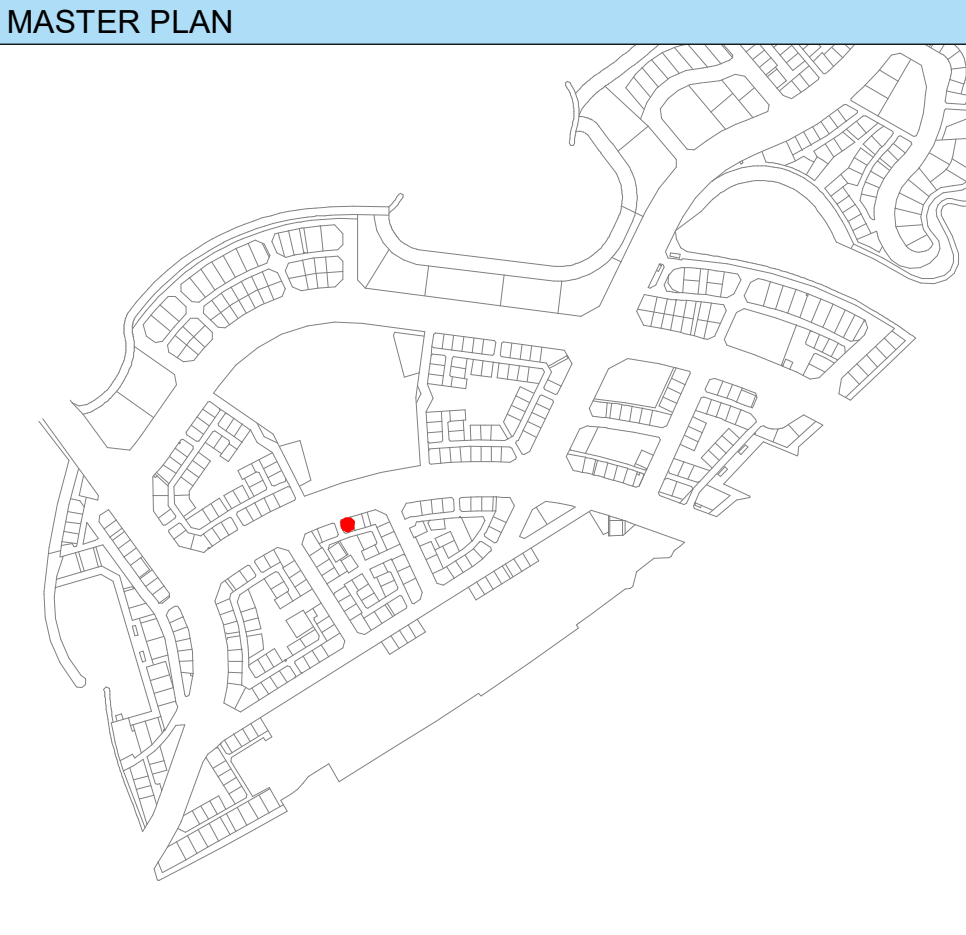
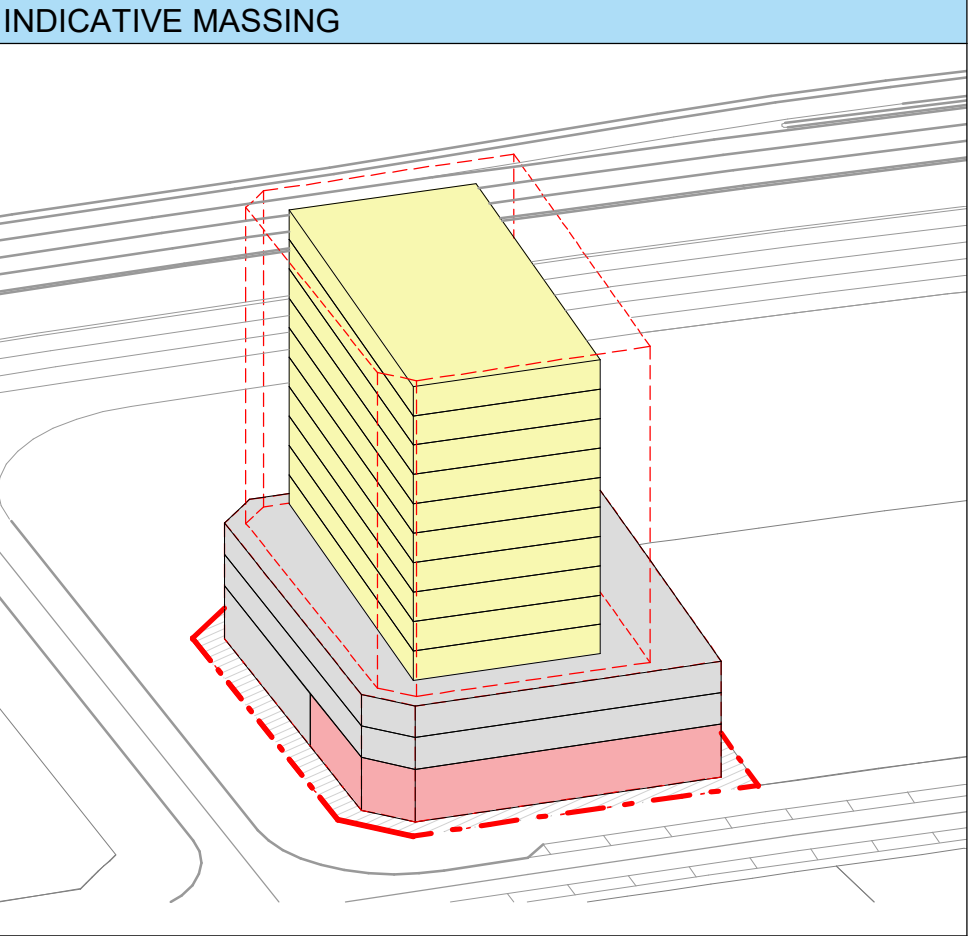
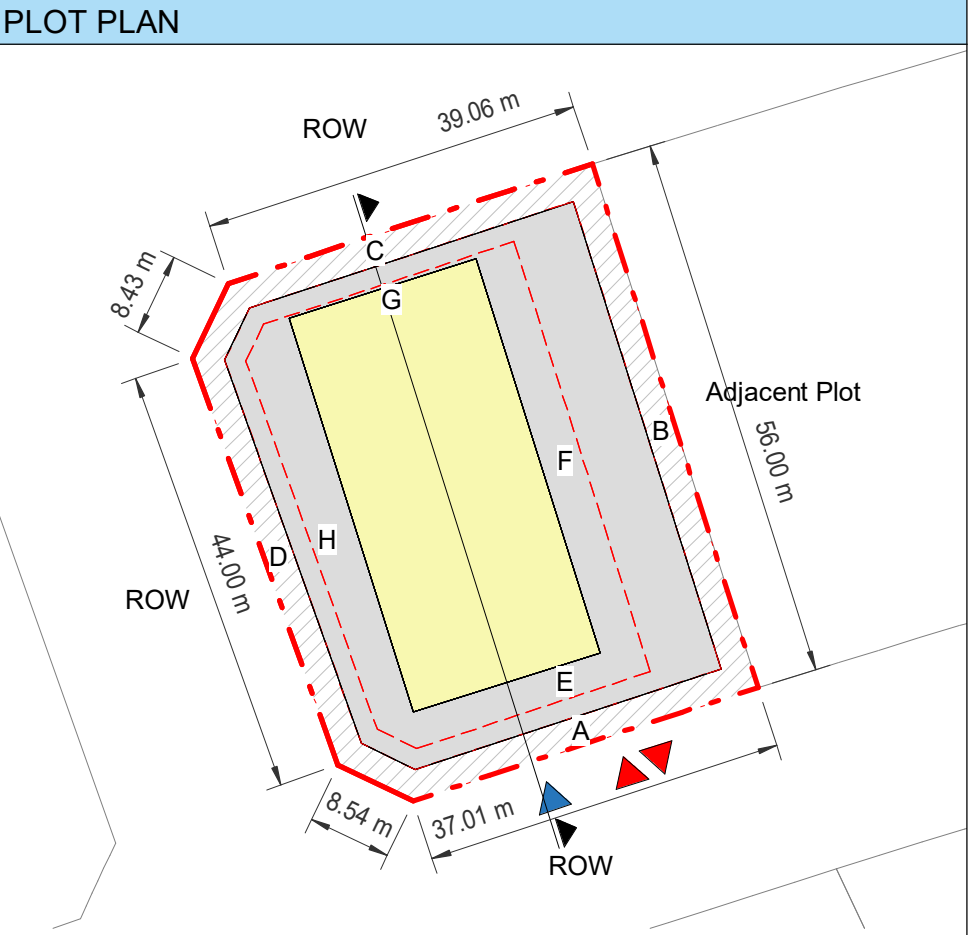
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0103

MIXED USE (Residential, Retail)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	3,951 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	14,420 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $BUA^* \div \text{Minimum Av. Unit Area}$   
BUA\*: Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- **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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

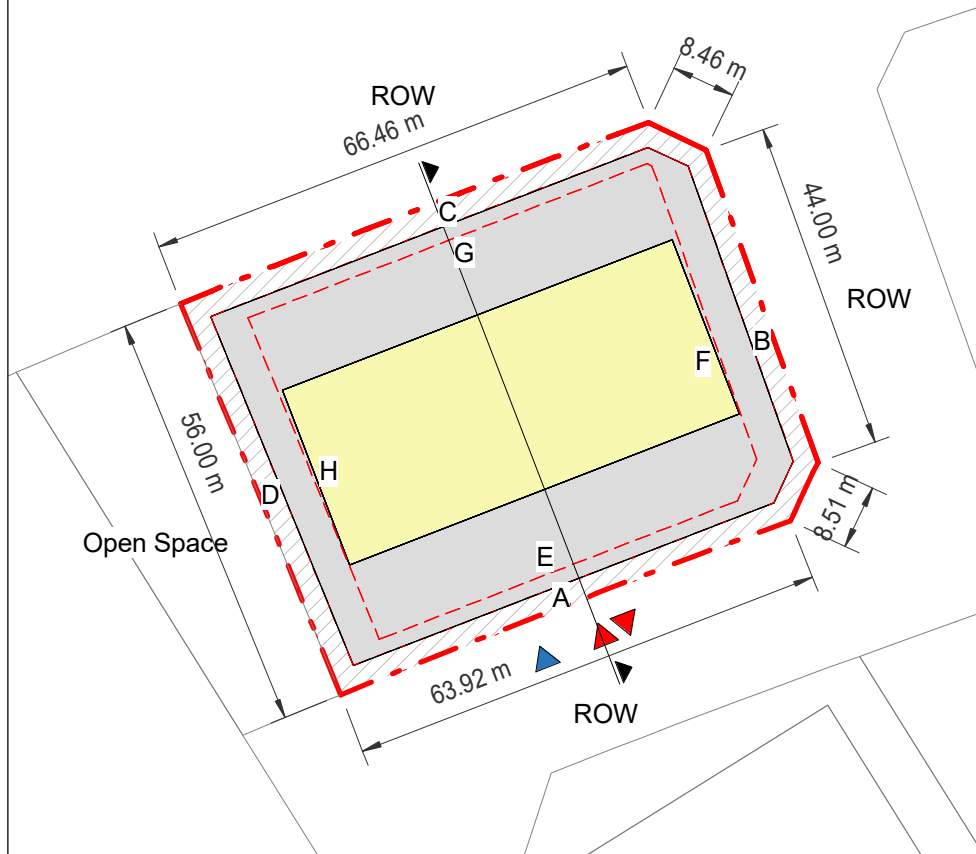
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

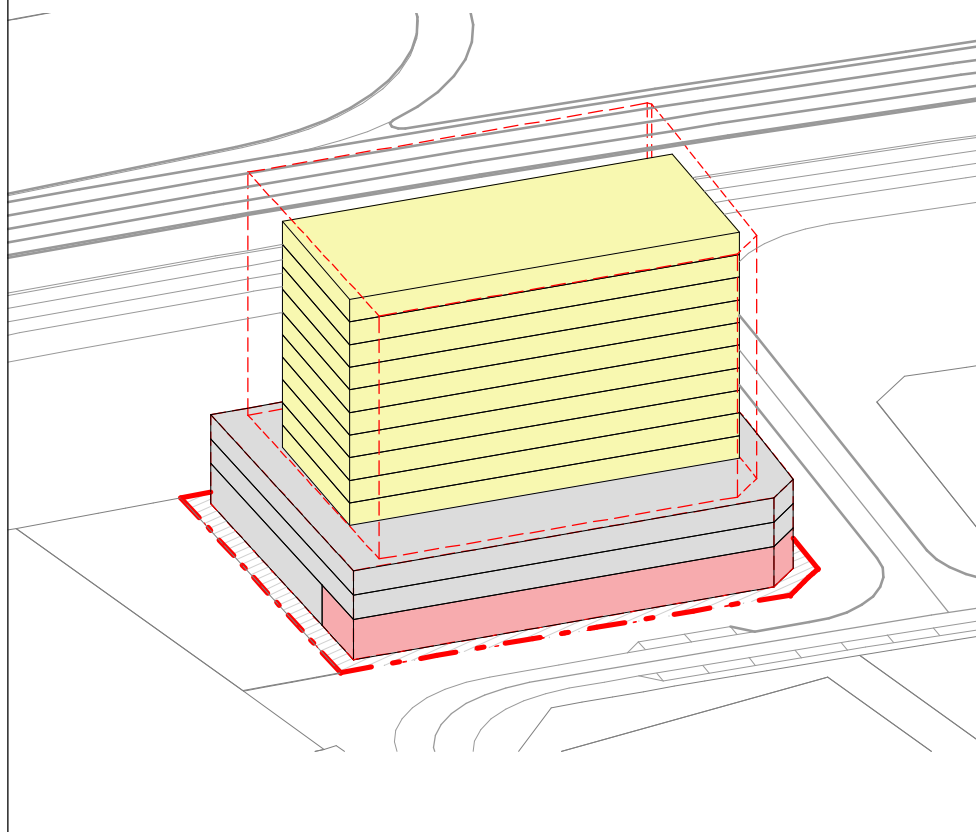
DIA-MU-0104

MIXED USE (Residential, Retail)

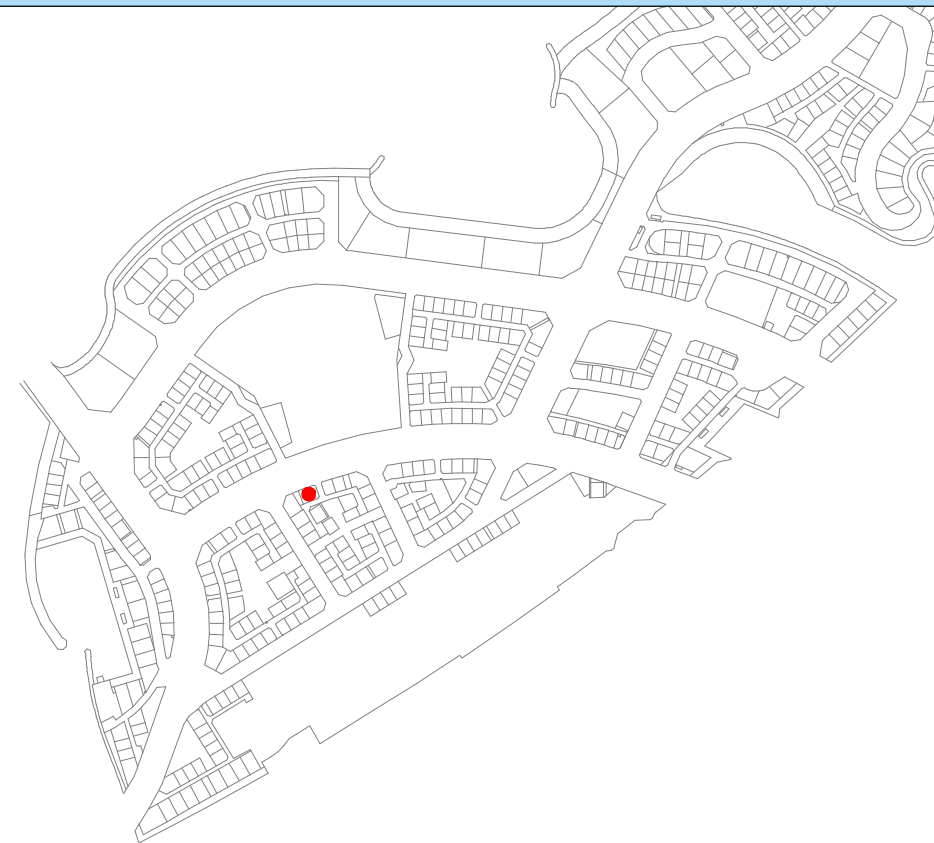
## PLOT PLAN



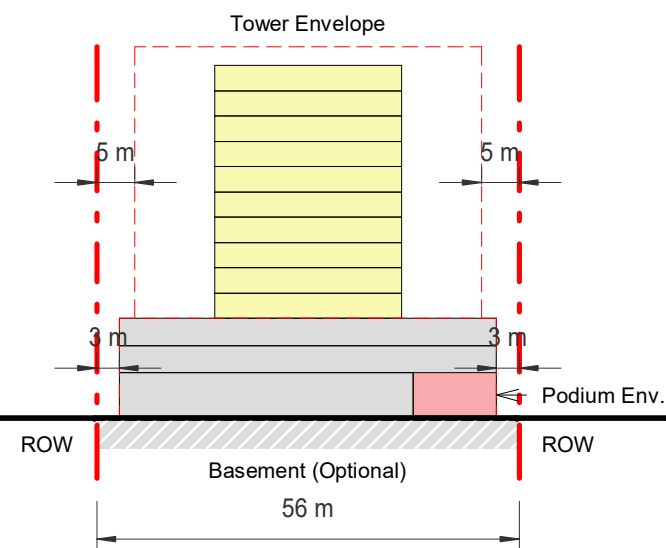
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



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.

# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,421 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,838 m <sup>2</sup>
- Residential BUA	97%
- Retail BUA	3%
Max. Height	G+2P+10

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
A - 3 m	E - 5 m
B - 3 m	F - 5 m
C - 3 m	G - 5 m
D - 3 m	H - 10 m

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = BUA* ÷ Minimum Av. Unit Area BUA*: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|  | <h2 style="text-align: center;">Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

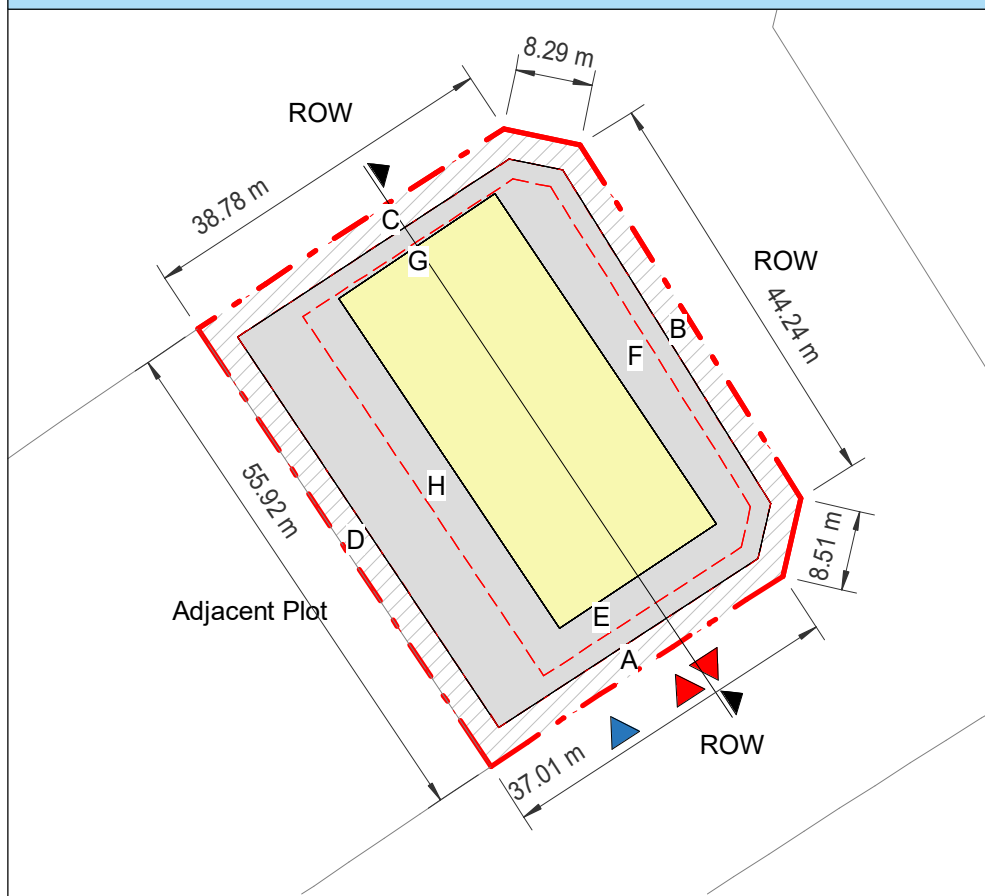
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

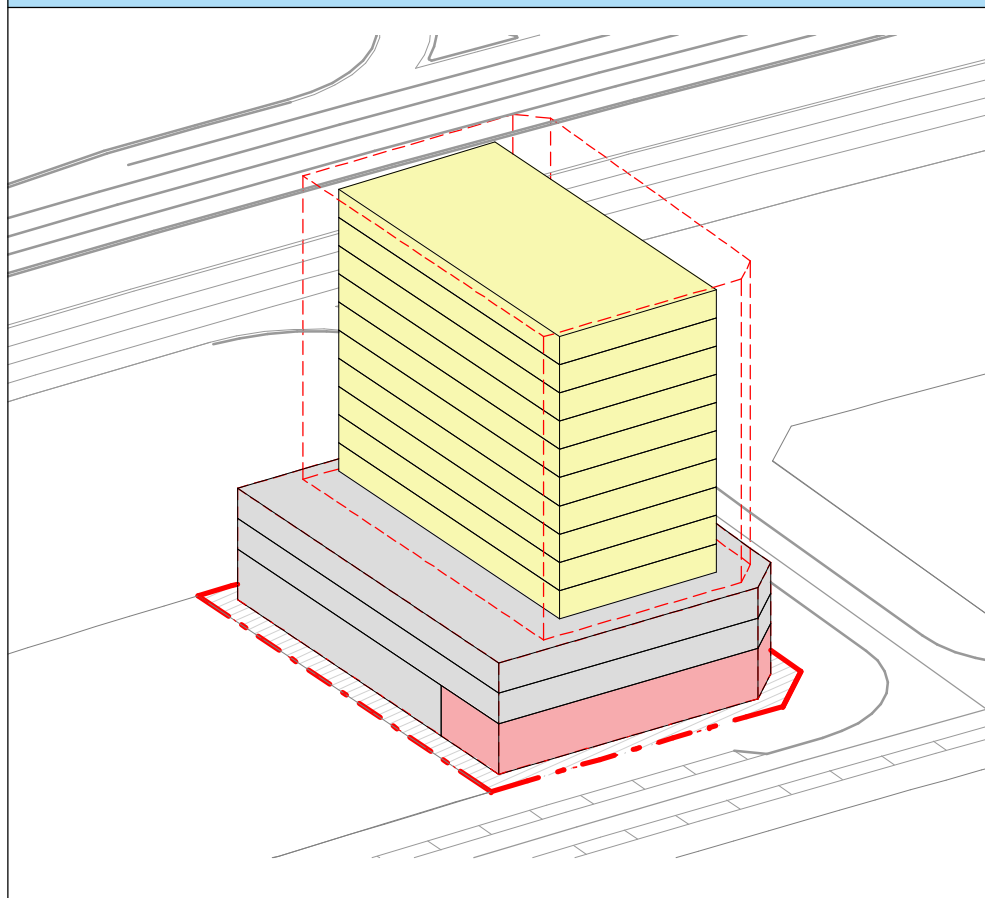
DIA-MU-0109

MIXED USE (Residential, Retail)

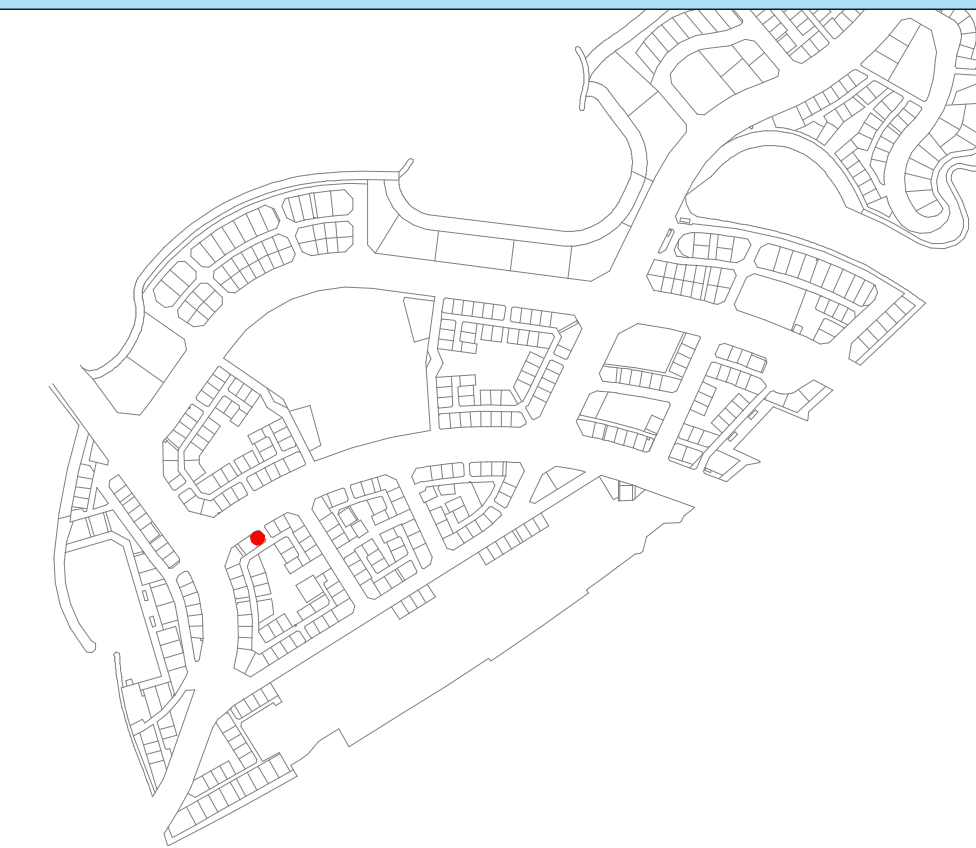
## PLOT PLAN



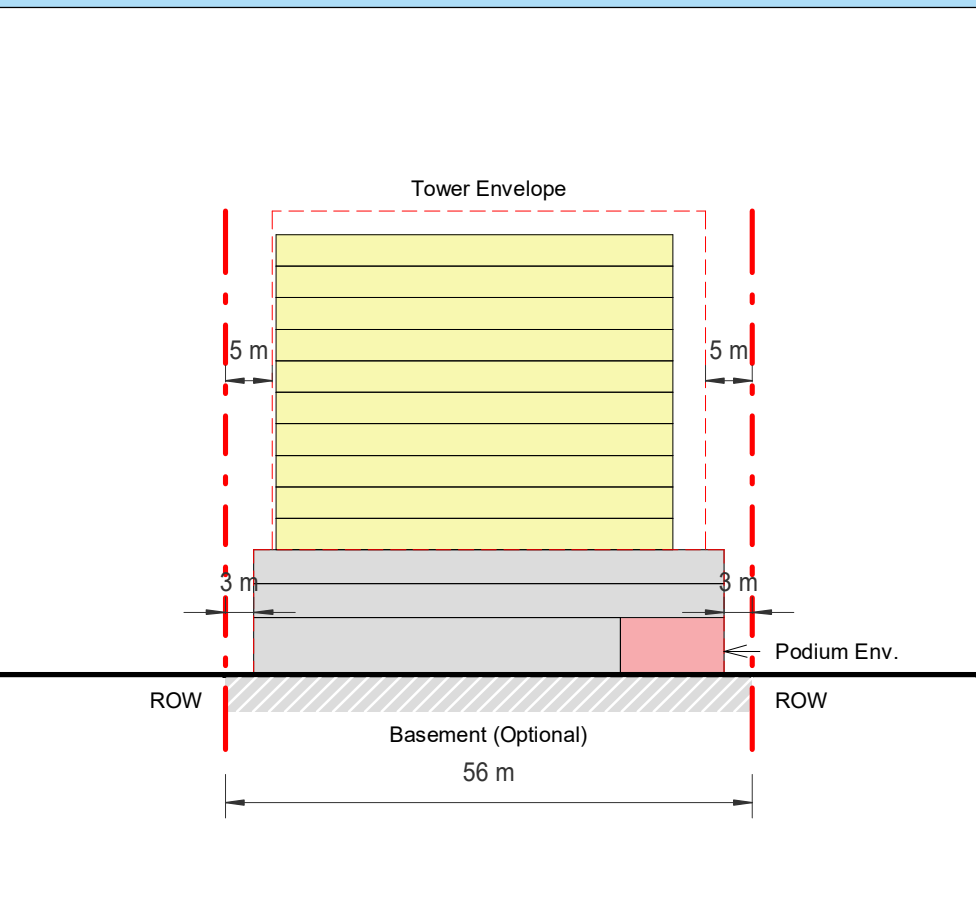
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,383 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,699 m <sup>2</sup>
- 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
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

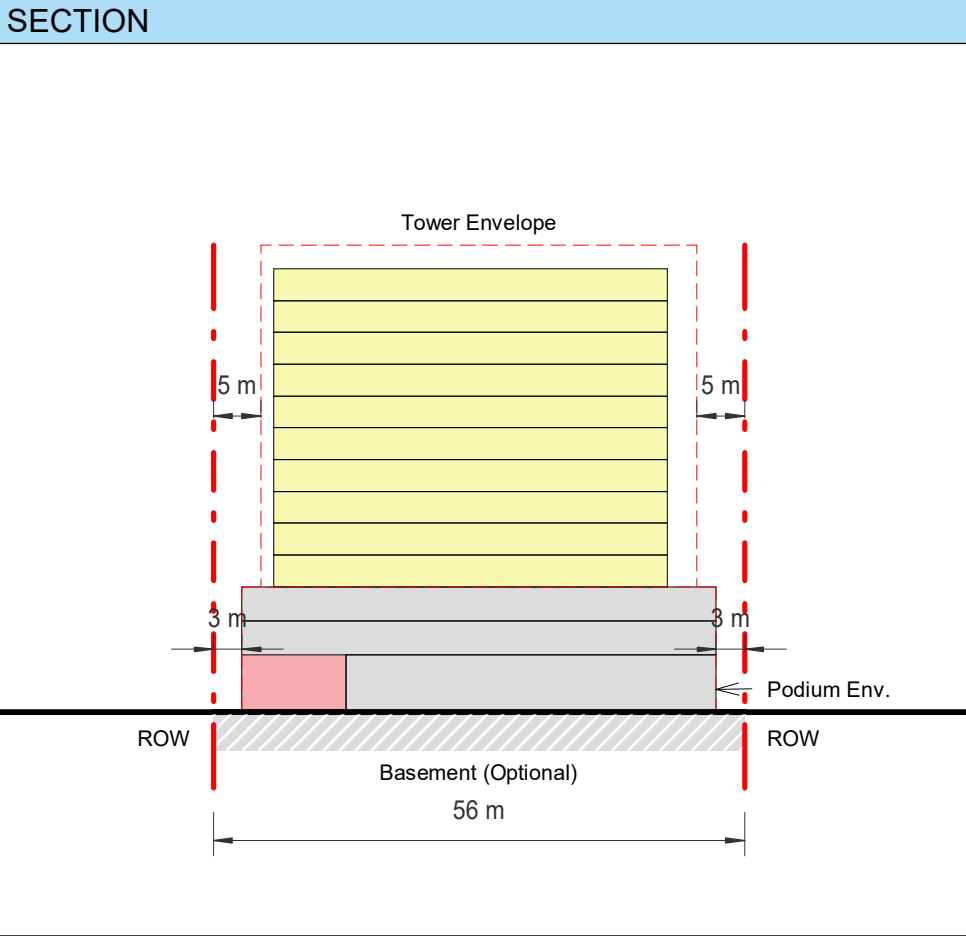
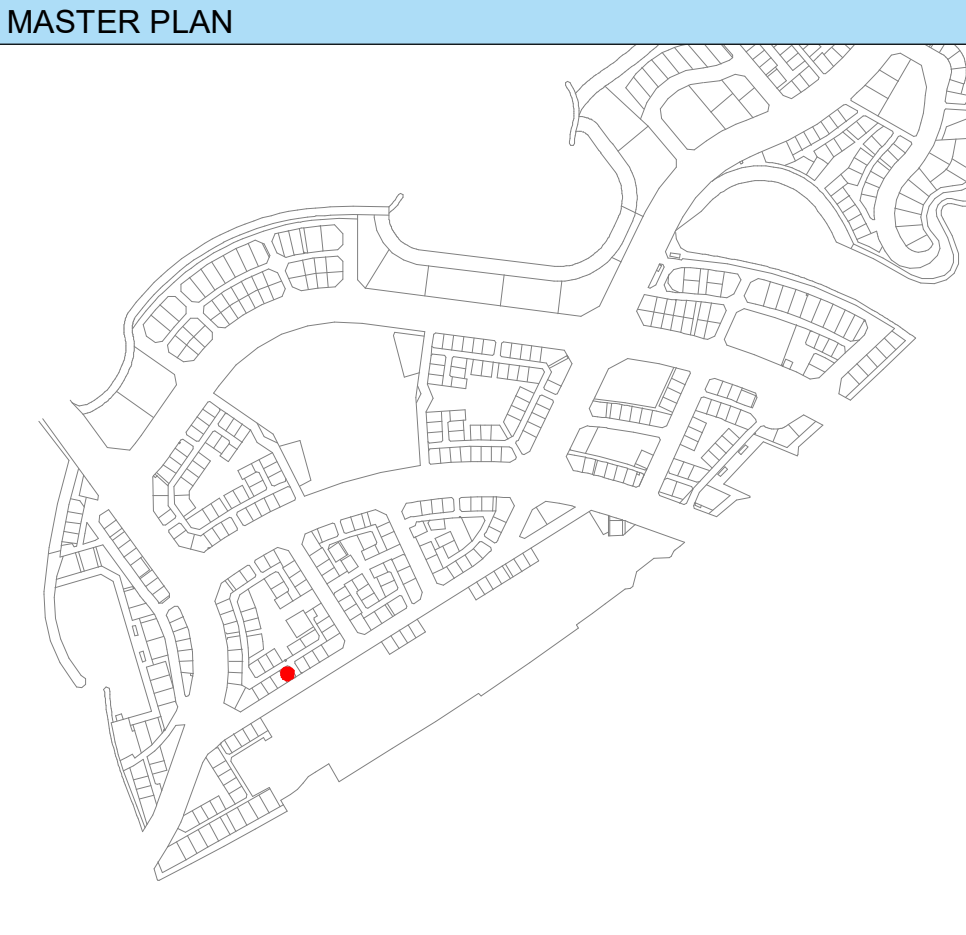
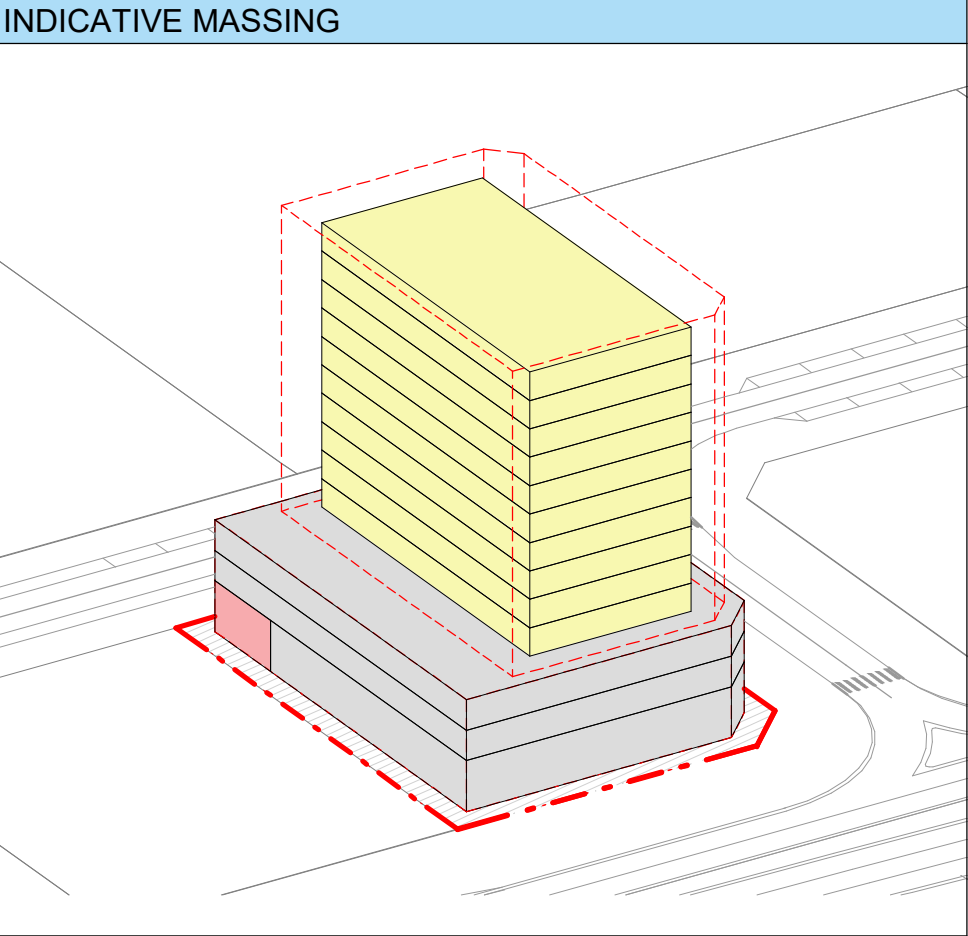
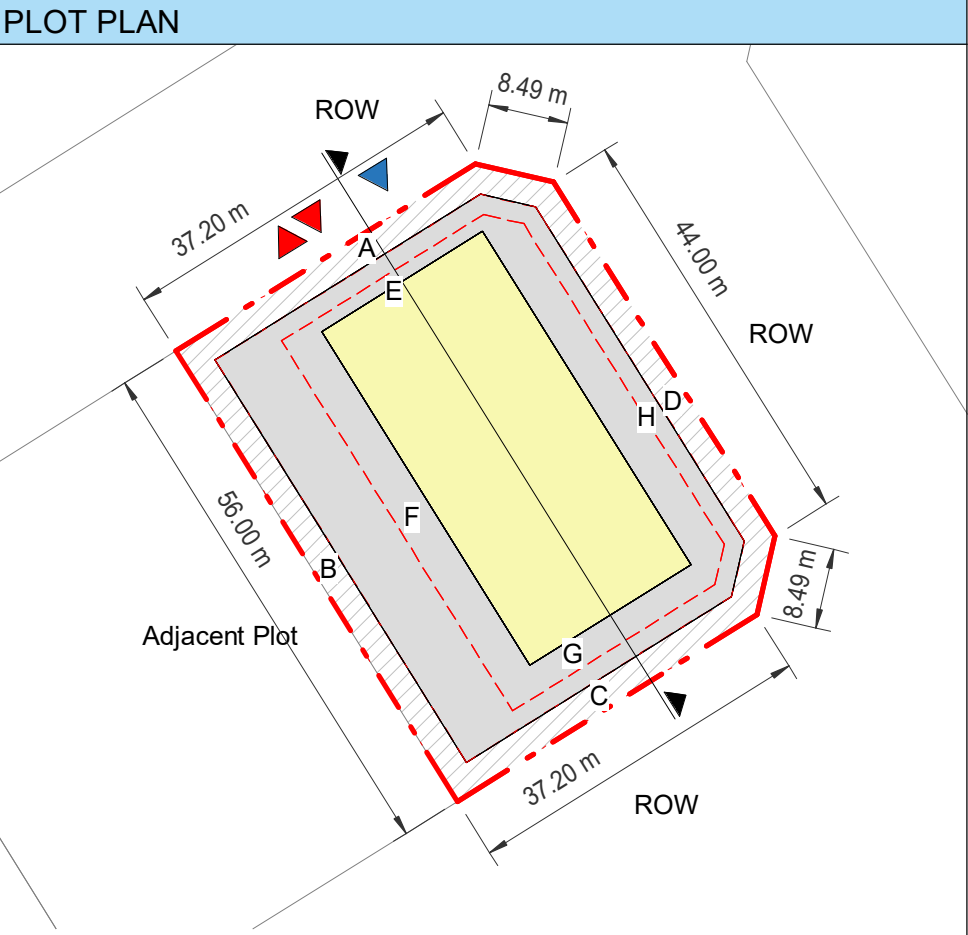
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0121

MIXED USE (Residential, Retail)



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	MIXED USE (Residential, Retail)
Plot Area	2,372 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	55%
BUA	8,658 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

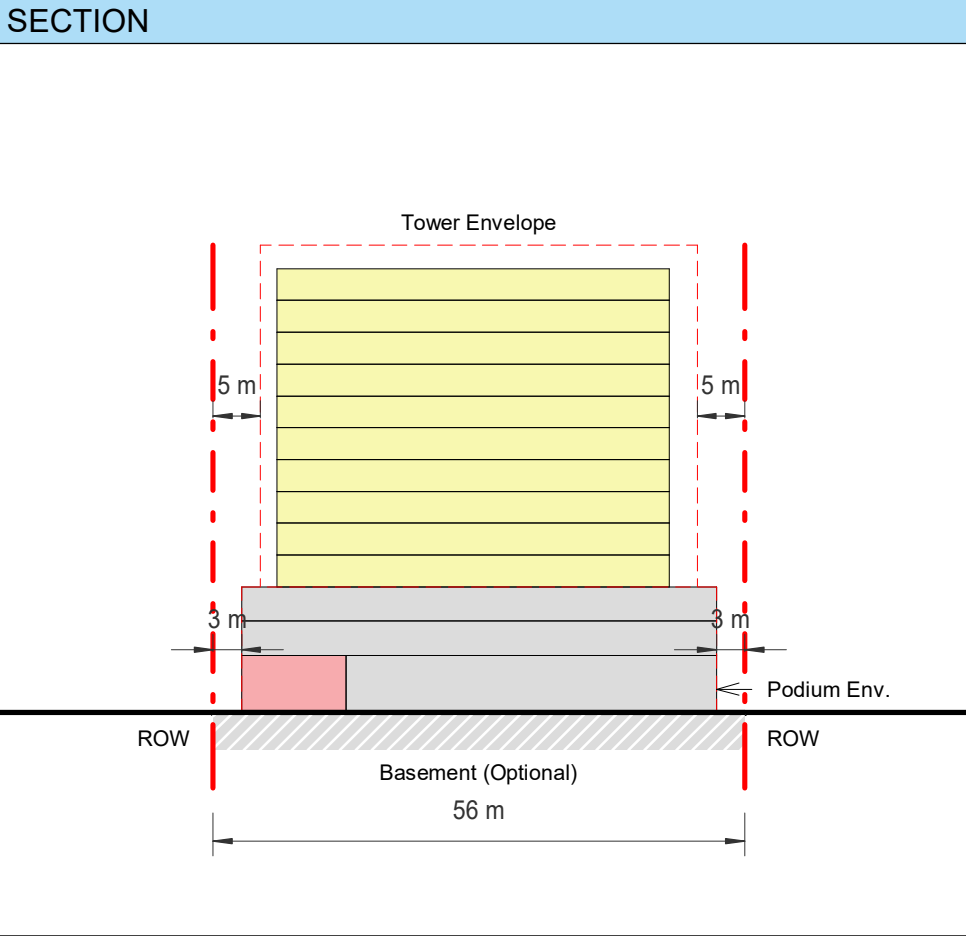
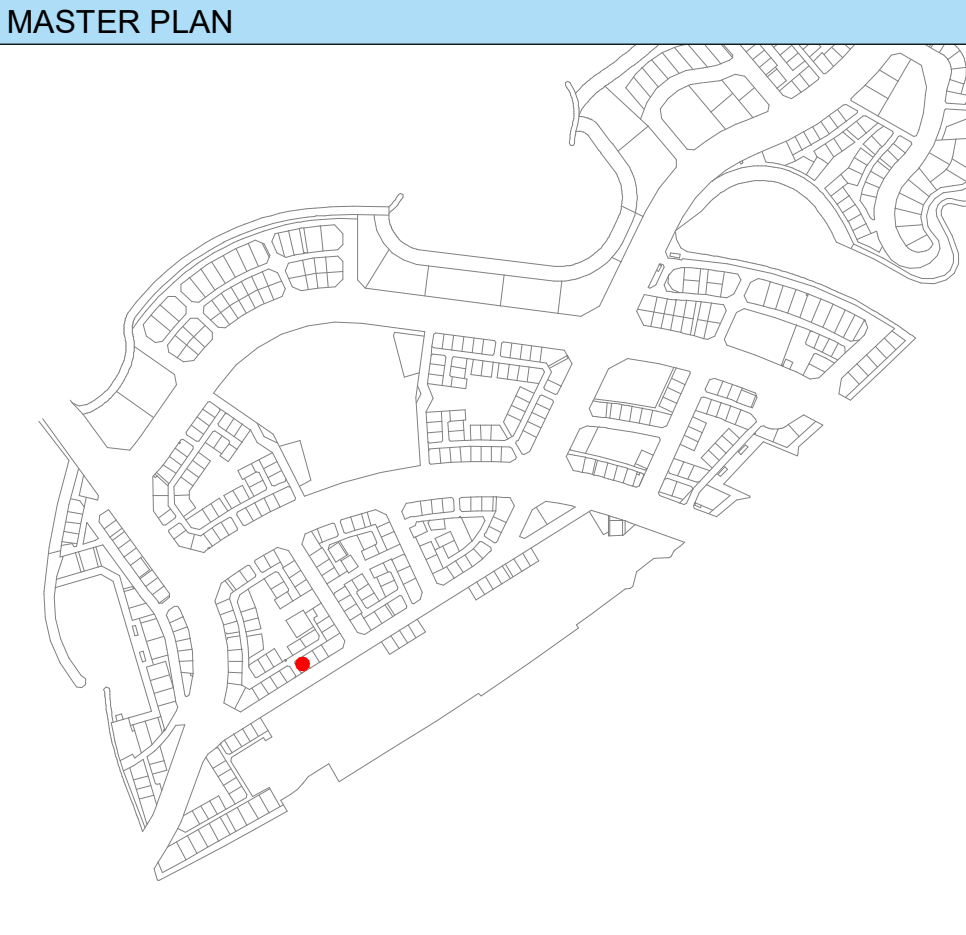
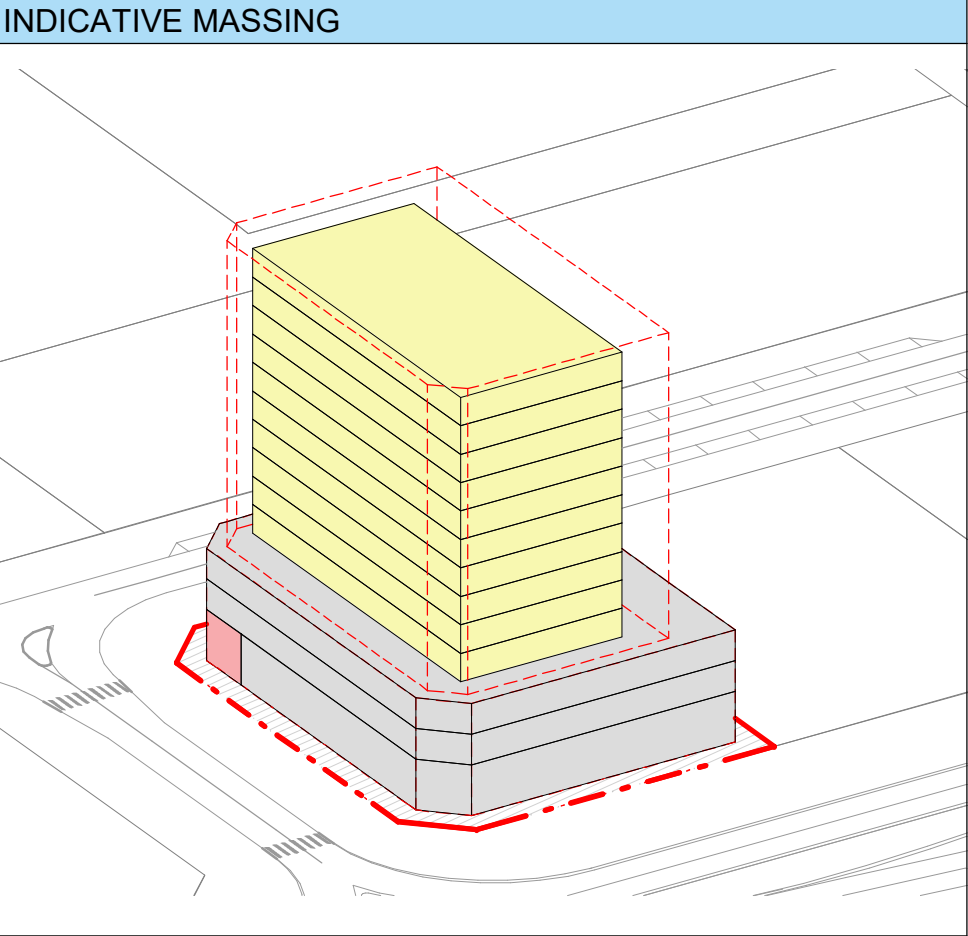
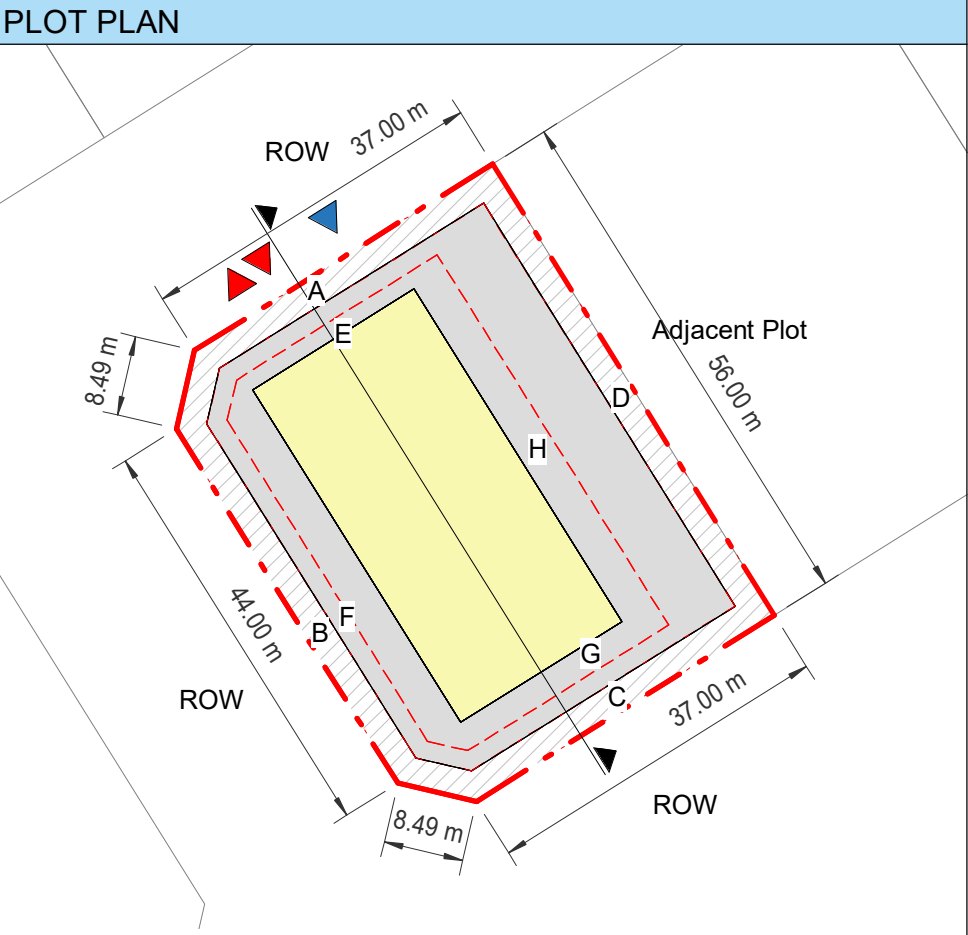
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-MU-0122

MIXED USE (Residential, Retail)



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,526 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,907 m <sup>2</sup>
- 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 - 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

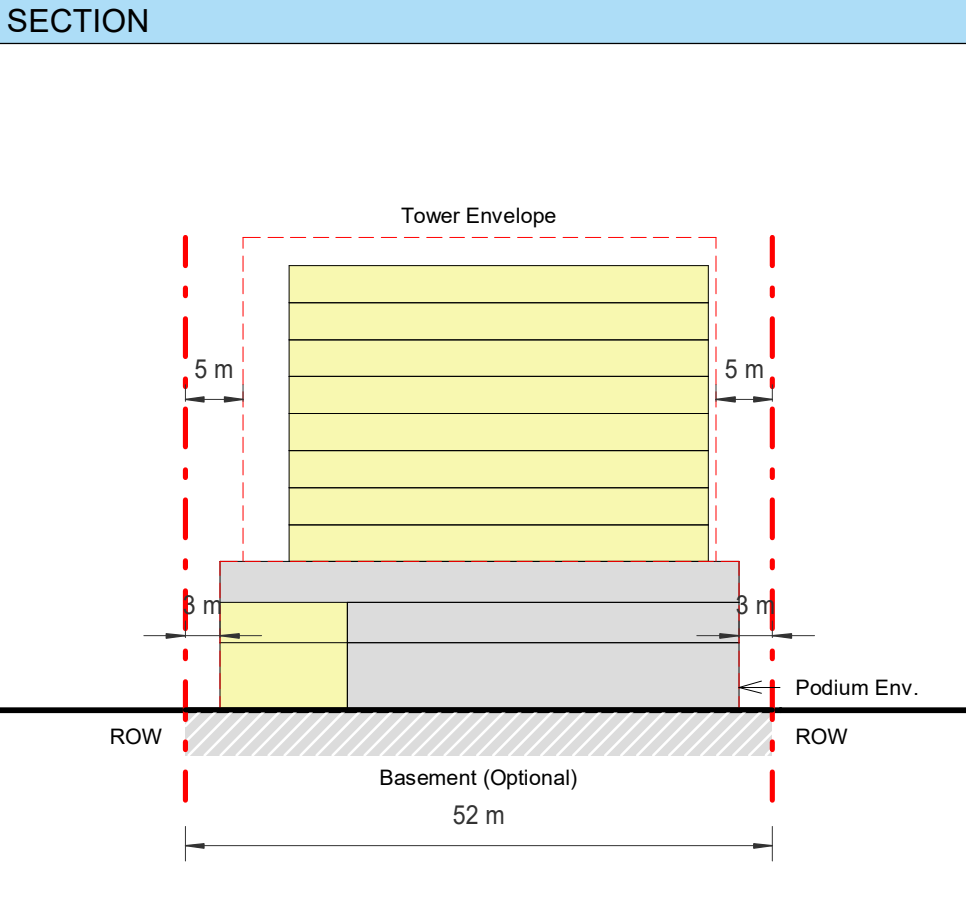
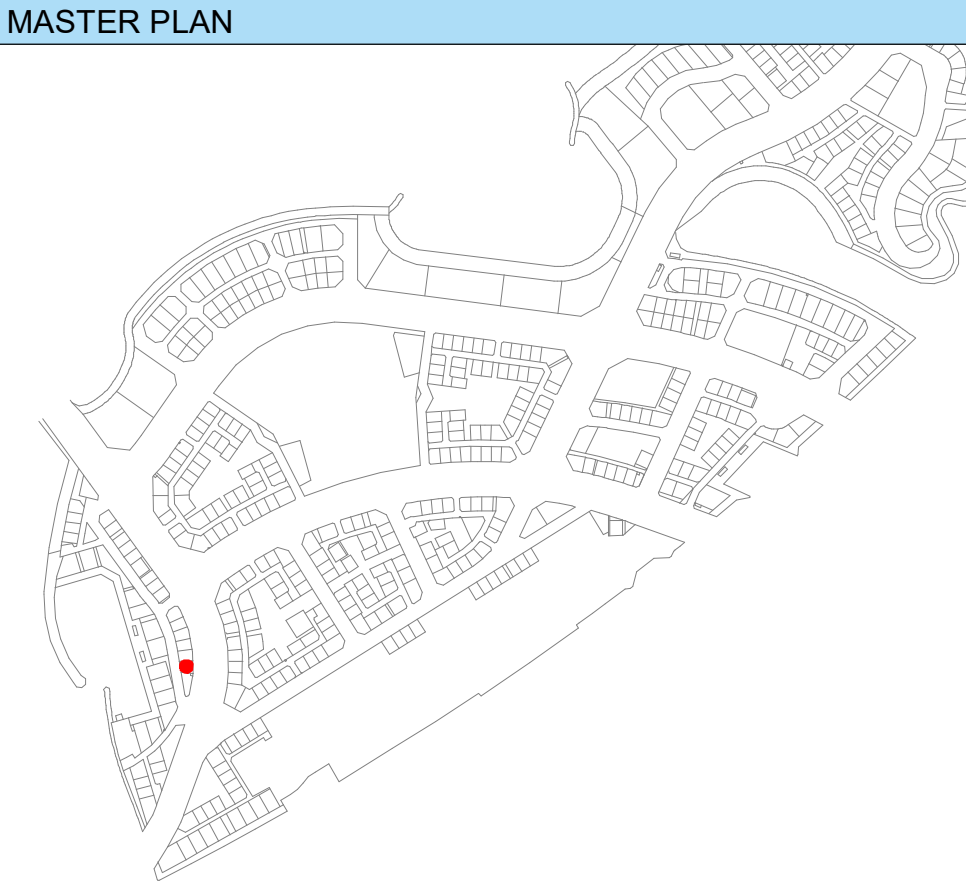
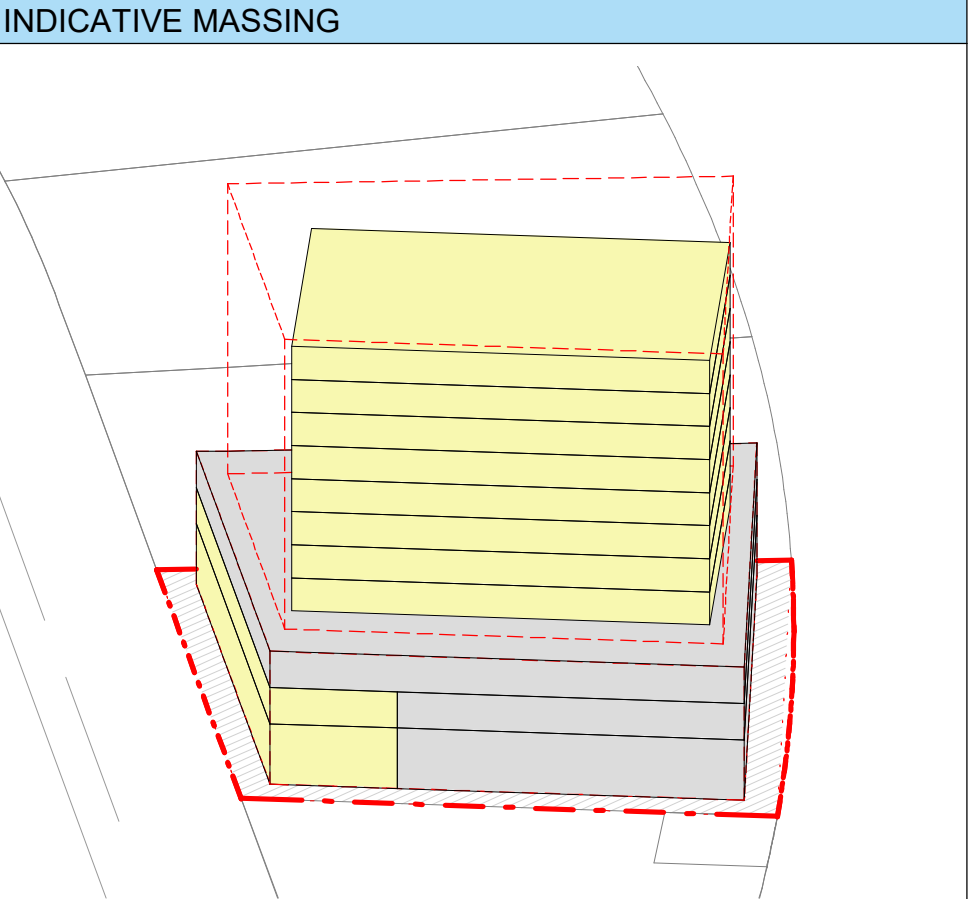
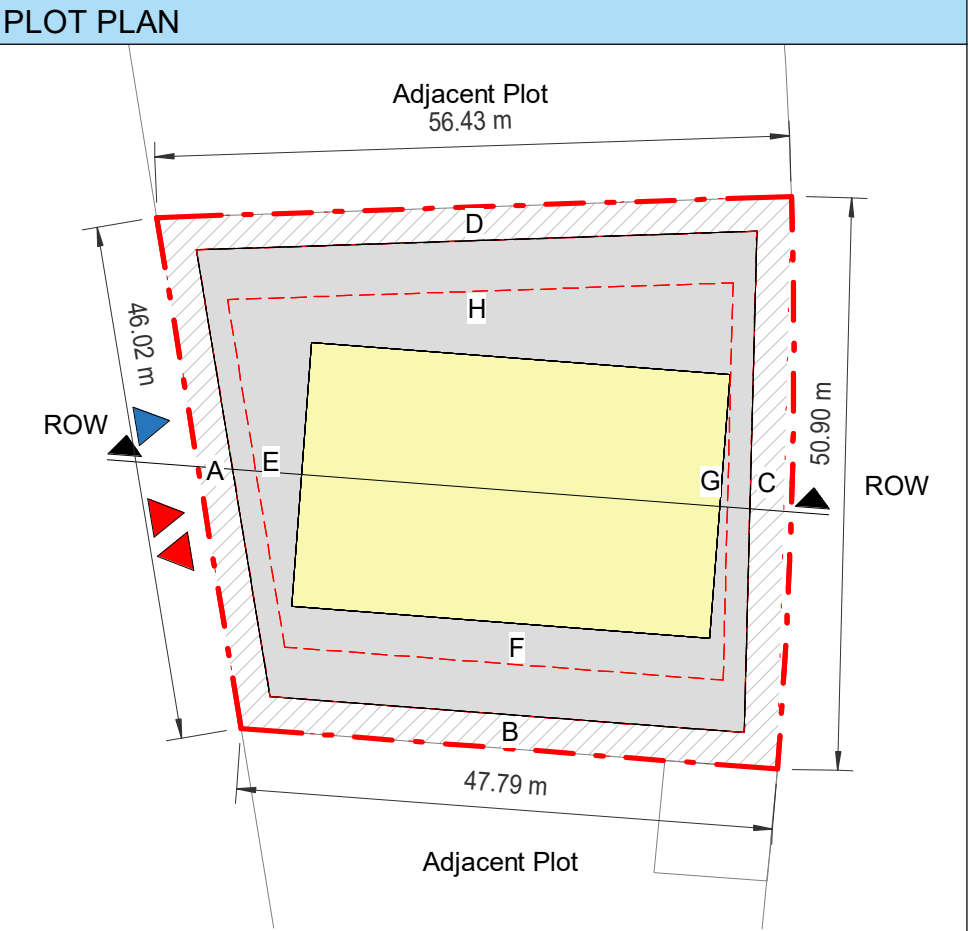
 Parking	 Envelope
 Residential	 Plot Boundary
 Retail	 Access Side Indication
 No Build Zone	 Pedestrian Access

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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

DIA-RE-0108

RESIDENTIAL (APARTMENT)



## Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,441 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,641 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8









Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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 =  $\text{BUA}^* \div \text{Minimum Av. Unit Area BUA}^*$ : Built Up Area as defined in DCR
- Minimum Av. Unit Area: 120m<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

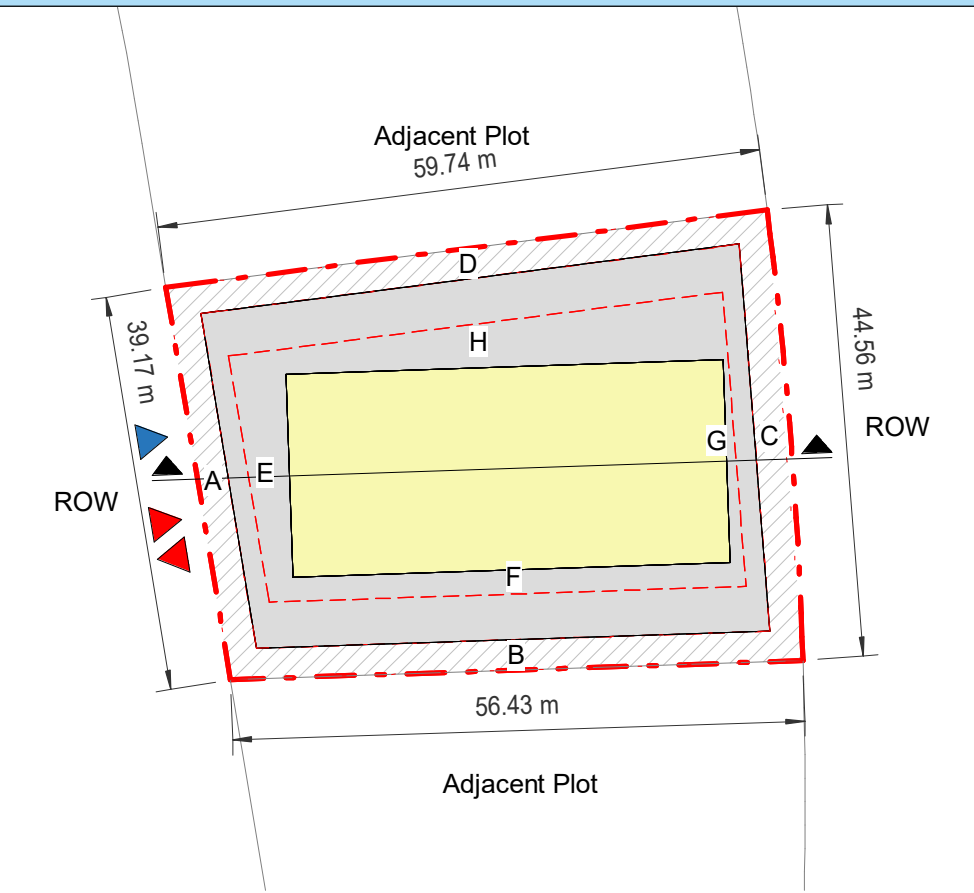
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

- 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 and balconies.
- Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees.

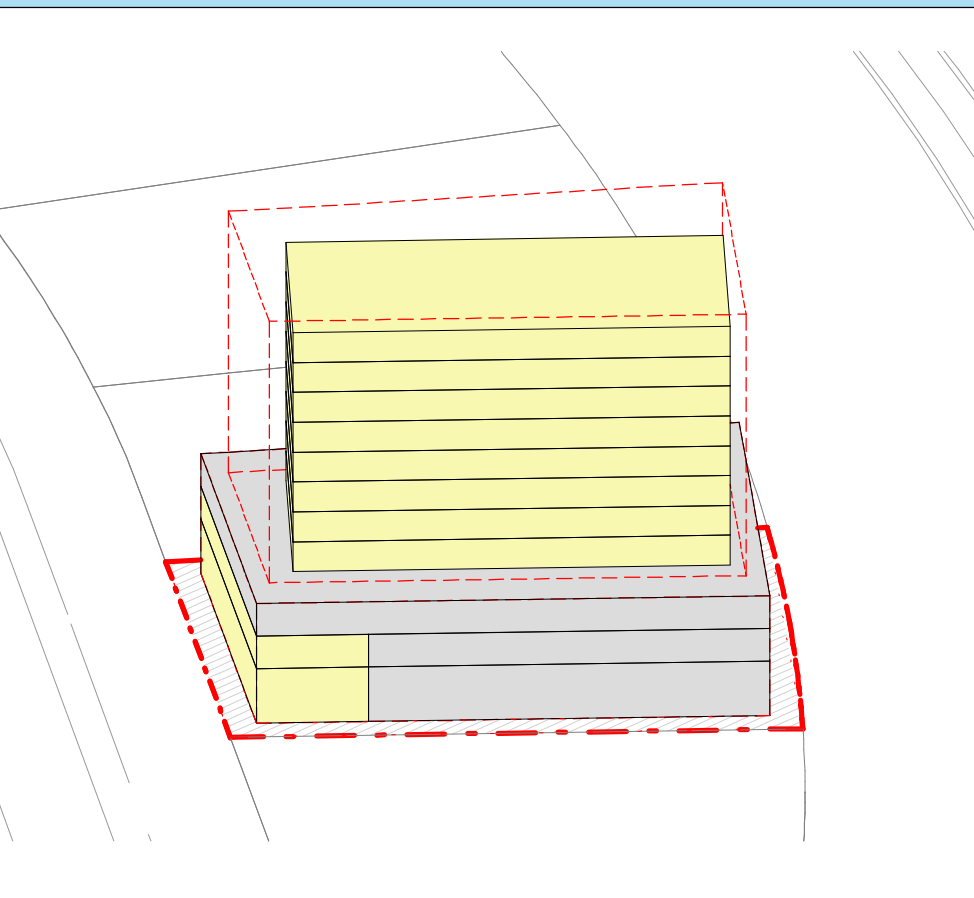
DIA-RE-1063

RESIDENTIAL (APARTMENT)

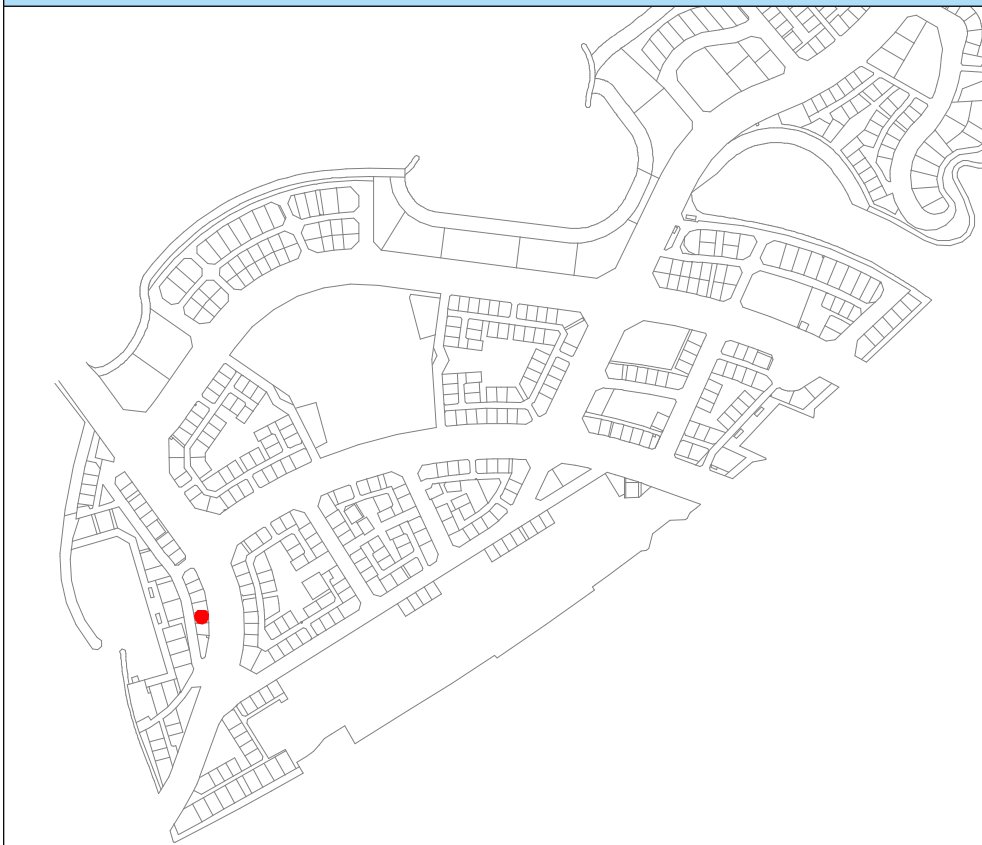
## PLOT PLAN



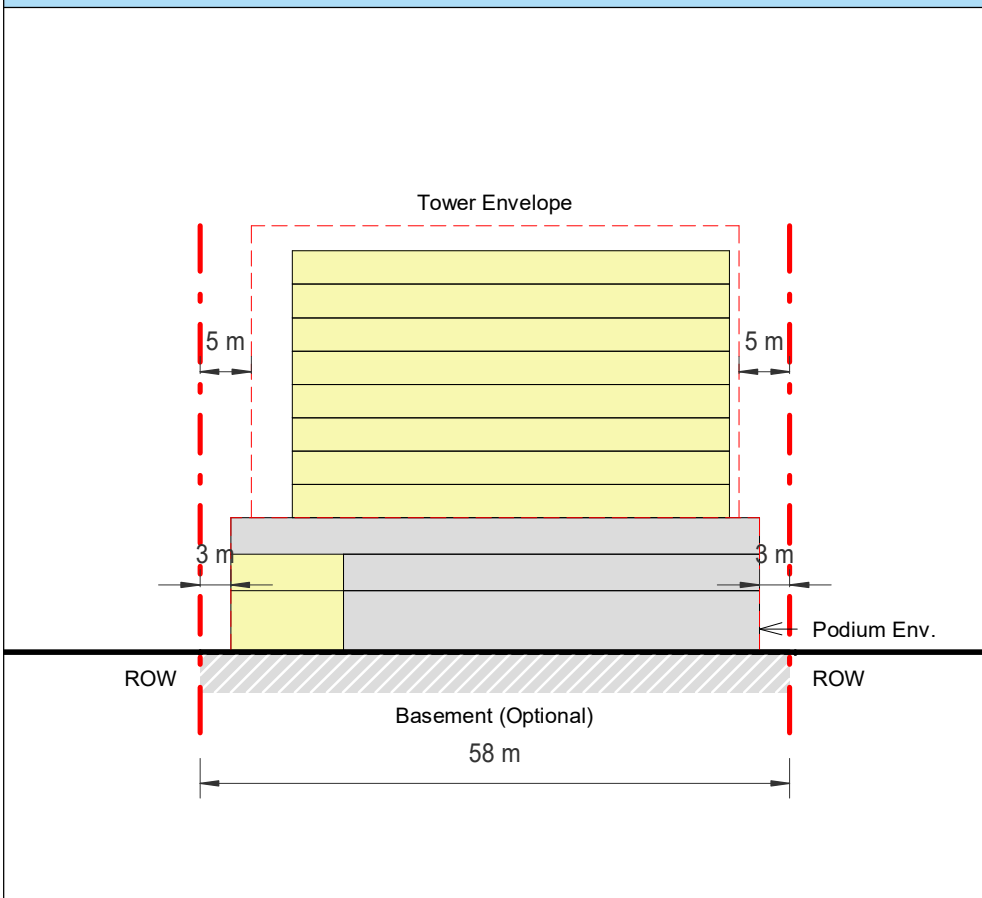
## INDICATIVE MASSING



# MASTER PLAN



## SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,653 m <sup>2</sup>
FAR	2.50
Max. Tower Coverage	55%
BUA	6,633 m <sup>2</sup>
- 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

- 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<sup>2</sup>
- 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

- 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

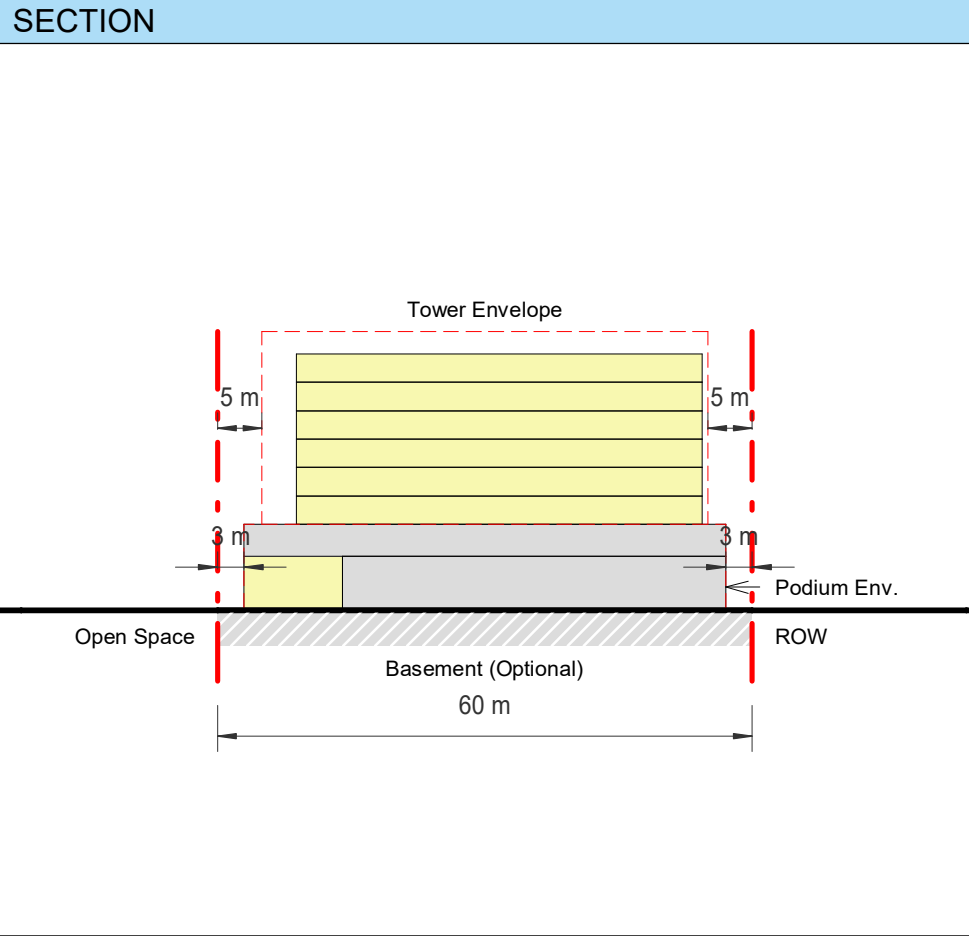
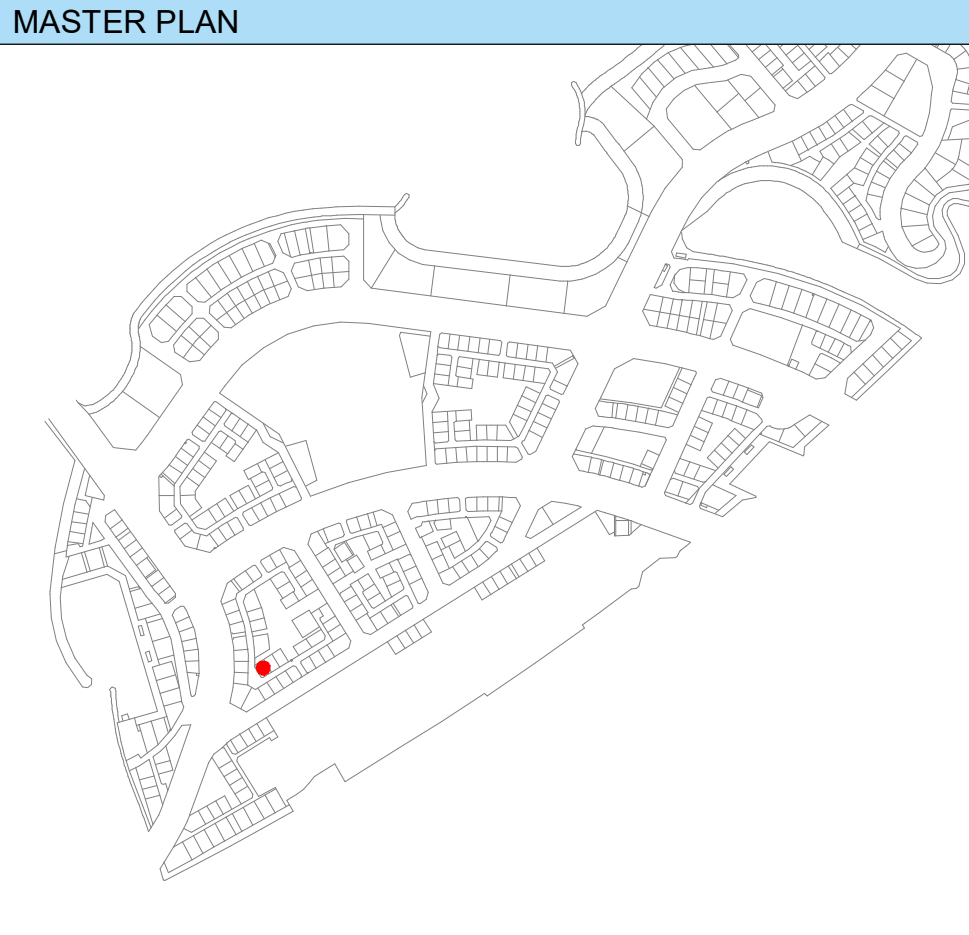
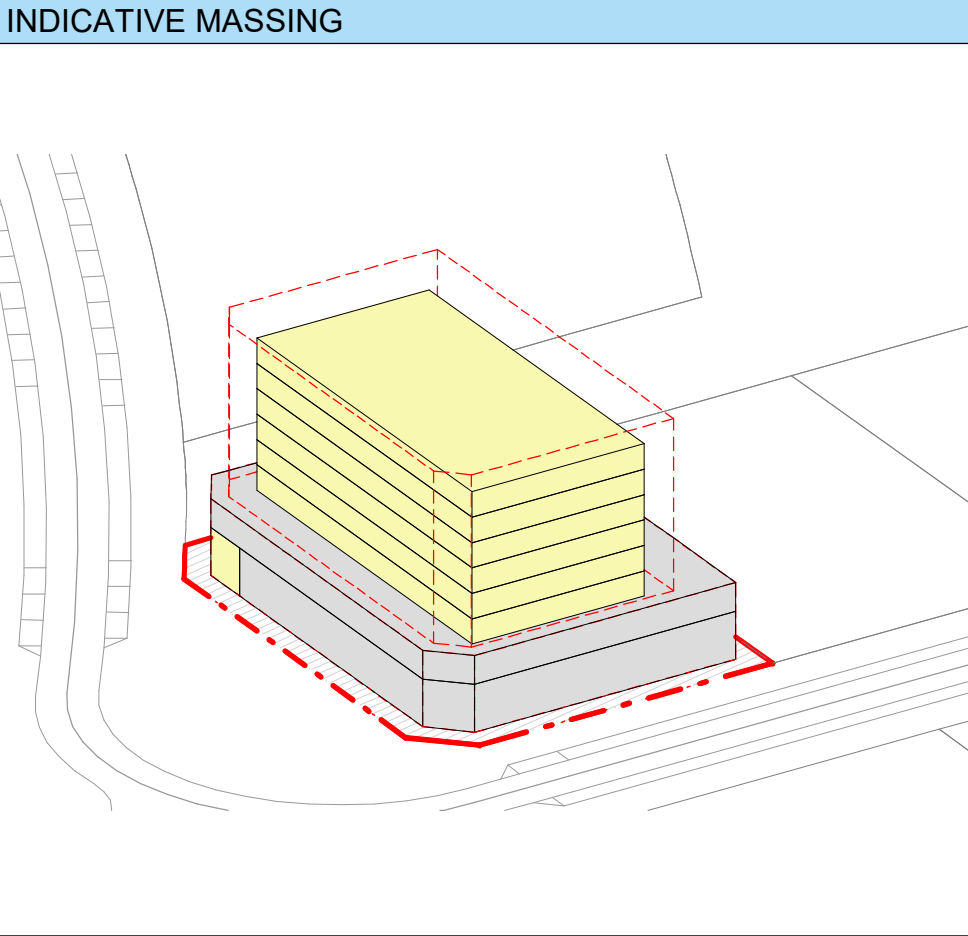
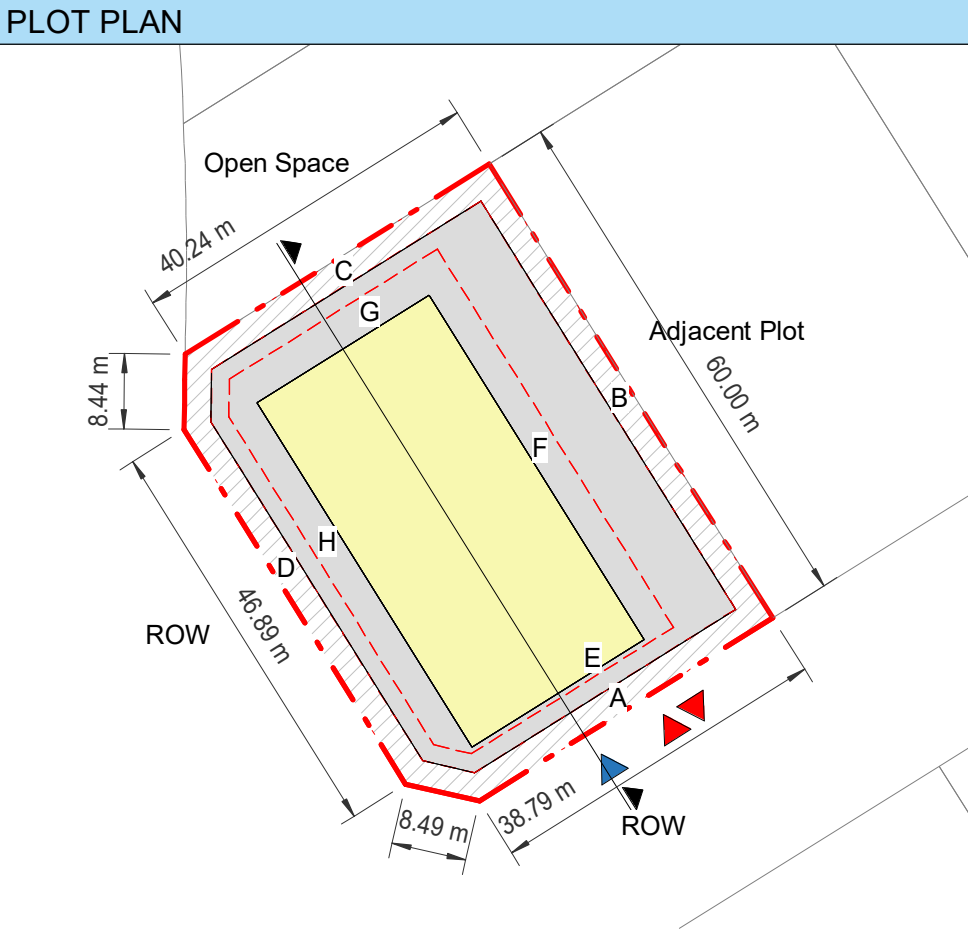
	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

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 and balconies.
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DIA-RE-1163

RESIDENTIAL (APARTMENT)



## Disclaimer:









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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	RESIDENTIAL (APARTMENT)
Plot Area	2,399 m <sup>2</sup>
FAR	3.13
Max. Tower Coverage	55%
BUA	7,508 m <sup>2</sup>
- Residential BUA	100%
- Retail BUA	0%
Max. Height	G+2P+8

Setbacks	
<u>Ground + Podium</u>	<u>Tower</u>
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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 11m Podium Liner depth is mandatory</li> <li>• No. of Units = <math>BUA^* \div \text{Minimum Av. Unit Area BUA}^*</math>: Built Up Area as defined in DCR</li> <li>• Minimum Av. Unit Area: 120m<sup>2</sup></li> <li>• Leisure Facilities may include Swimming Pool and / or areas for Outdoor Seating / Activities</li> <li>• Site boundary walls / fences along neighboring plots are not allowed</li> <li>• Basement is allowed</li> <li>• Plant room to be screened and setback from tower edge min. 3 m</li> <li>• Build to setback line is mandatory for Ground Floor &amp; Podium</li> <li>• Min. 30% of Building Facade shall be recessed or projected from the edge of the building</li> <li>• 6m Ground Floor Height</li> <li>• 3.6m for Podium &amp; Typical Floors</li> </ul> | <ul style="list-style-type: none"> <li>• Infrastructure Provisions: Developer shall not exceed the utility allocation assigned to the plot and shall comply with connection scheme as provided by Master Developer</li> <li>• Plot developer to ensure coordination between internal plot design levels and external levels, where the plot interfaces with ROW, open space or waterfront conditions</li> </ul> |
|   | <h2>Energy Condition</h2> <ul style="list-style-type: none"> <li>• 100% of the interior and exterior lighting is LED</li> <li>• Solar panels for all external LED lighting</li> <li>• Solar panels for all water heaters</li> <li>• Solar panels for heating Swimming Pools for all Hotels / Resorts</li> </ul>   |

	Parking		Envelope
	Residential		Plot Boundary
	Retail		Access Side Indication
	No Build Zone		Pedestrian Access

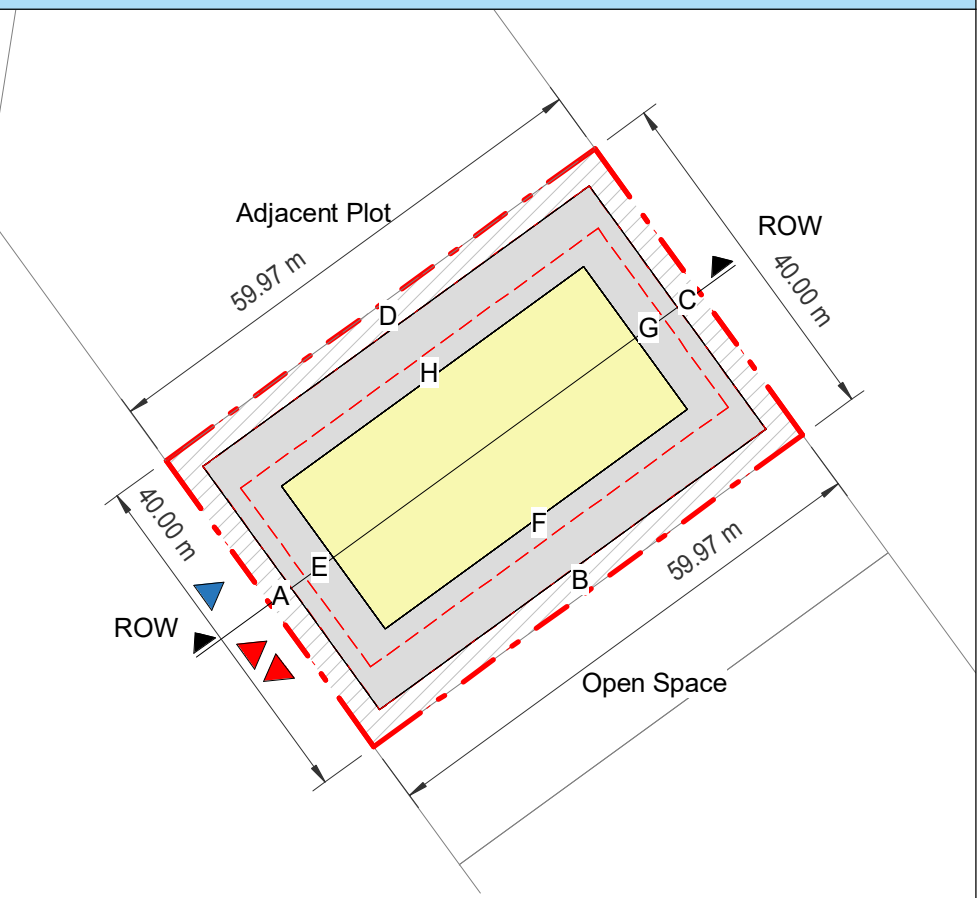
- Notes:
- FAR excludes all external areas and uncovered or unenclosed balconies. Car parking and vehicular are also excluded. All plant equipment and services areas on roof and telecoms installations are excluded.
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DIA-RE-1179

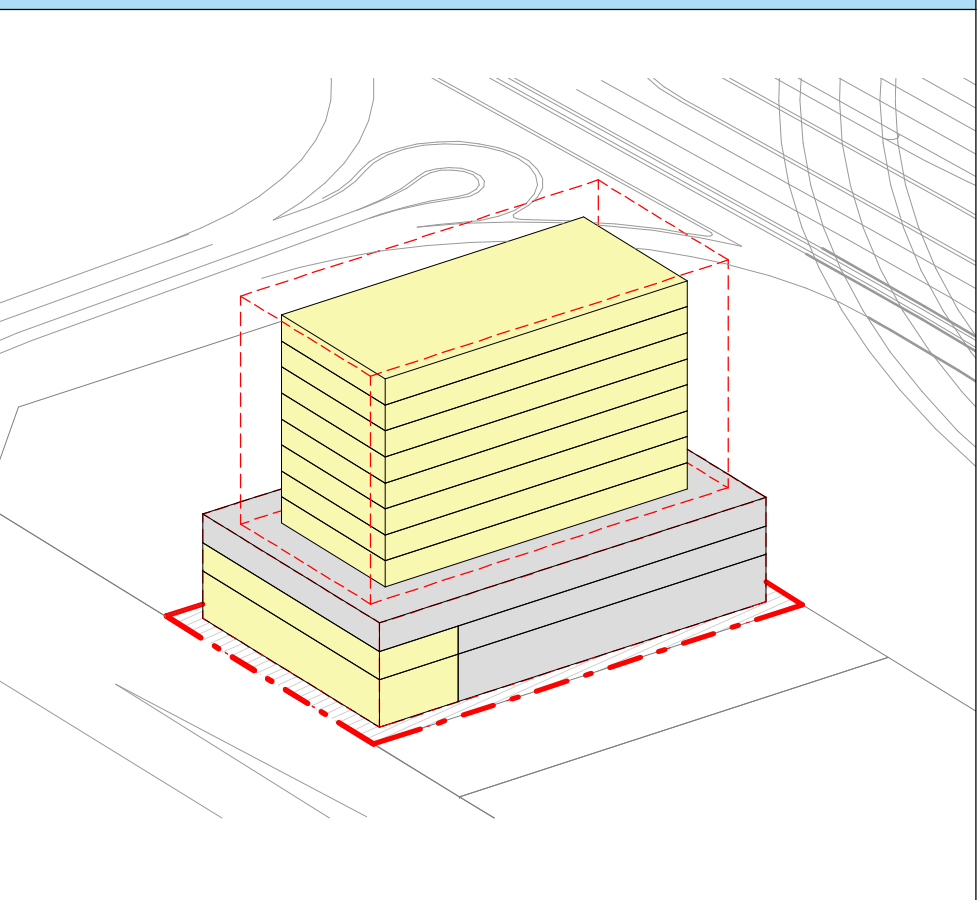
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RESIDENTIAL (APARTMENT)

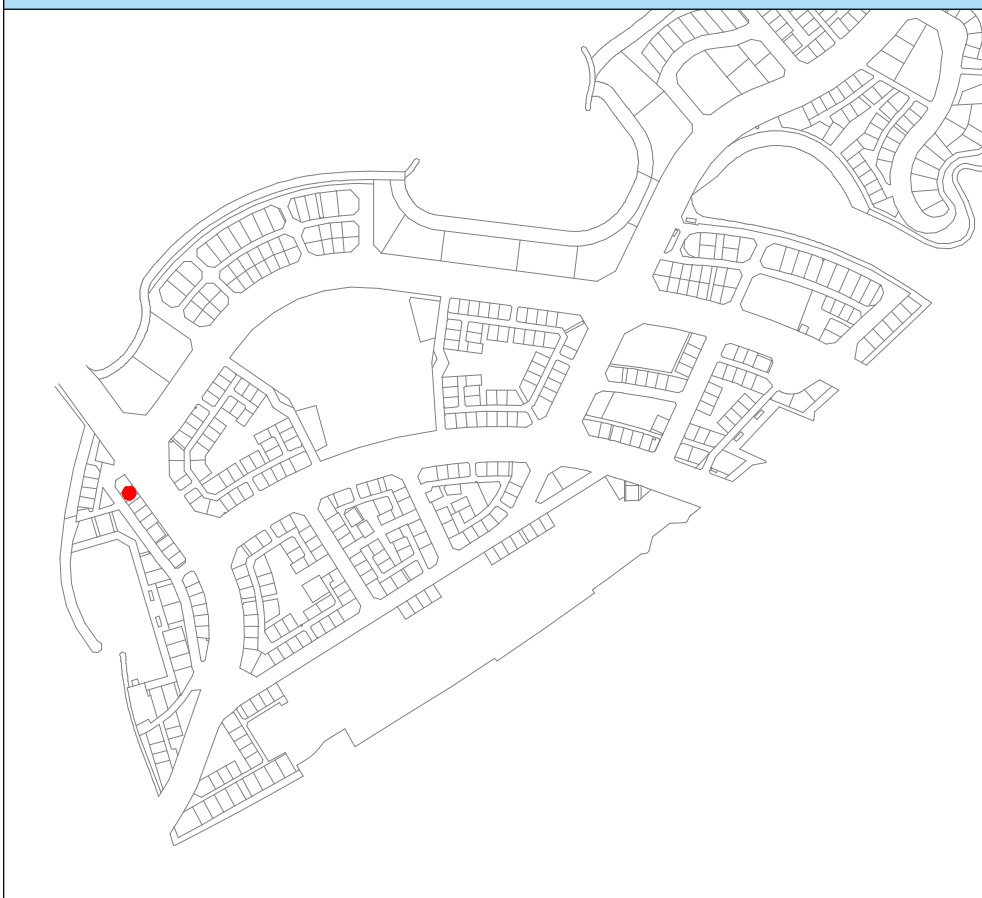
## PLOT PLAN



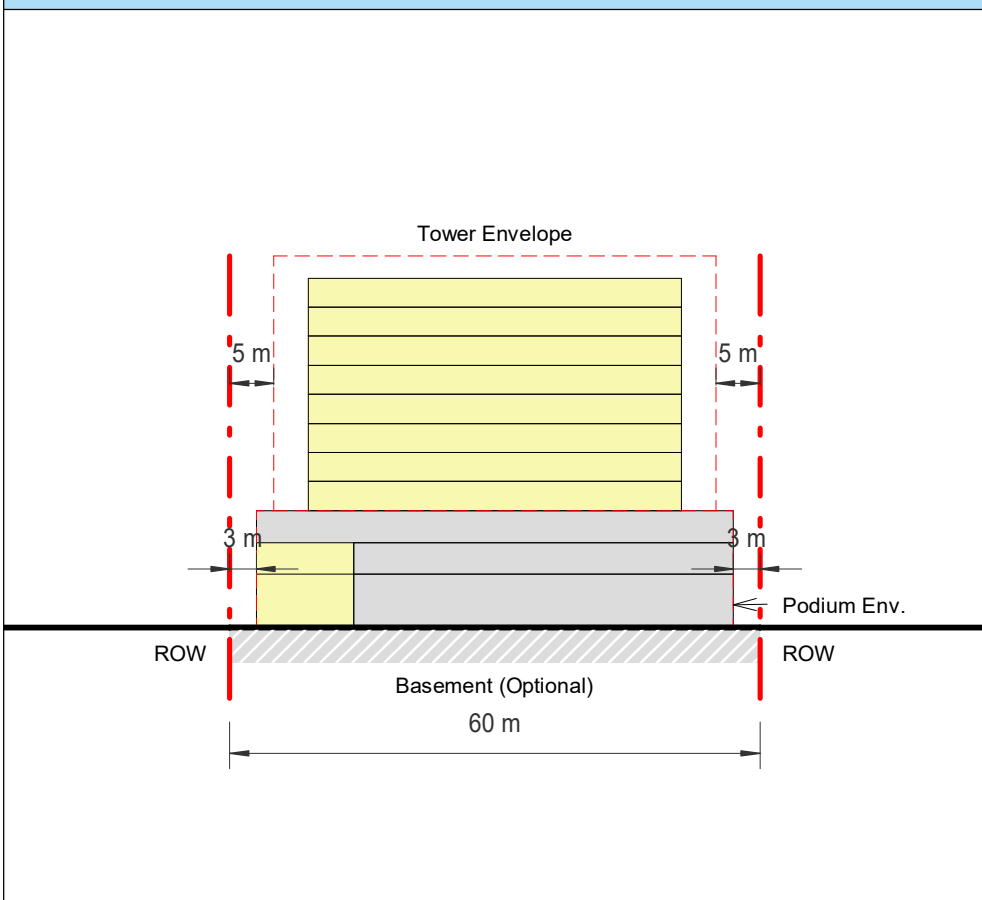
## INDICATIVE MASSING



## MASTER PLAN



SECTION



Disclaimer:

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# Deira Islands - Development Control Guidelines








Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	3,324 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	12,134 m <sup>2</sup>
Max. Height	G+13

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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
  - BUA\*: Built Up Area as defined in DCR
  - Minimum Av. Unit Area: 90m<sup>2</sup>
  - 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
- Solar panels for heating Swimming Pools for all Hotels / Resorts

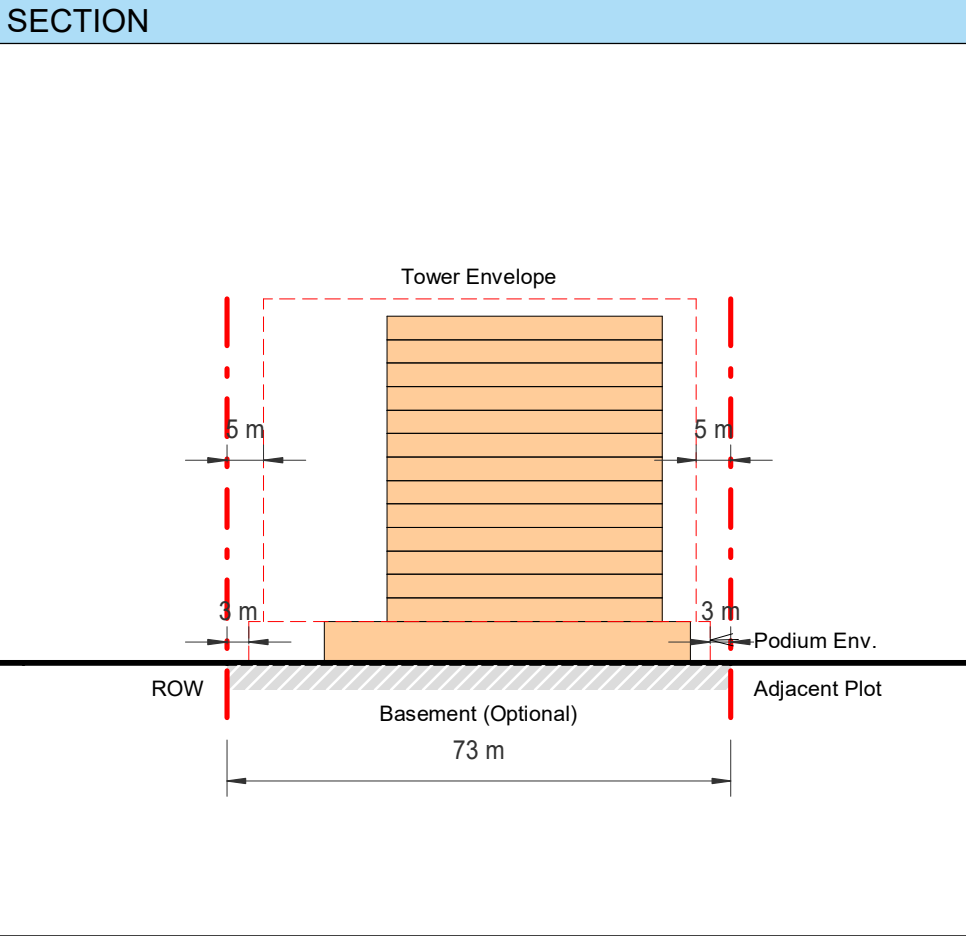
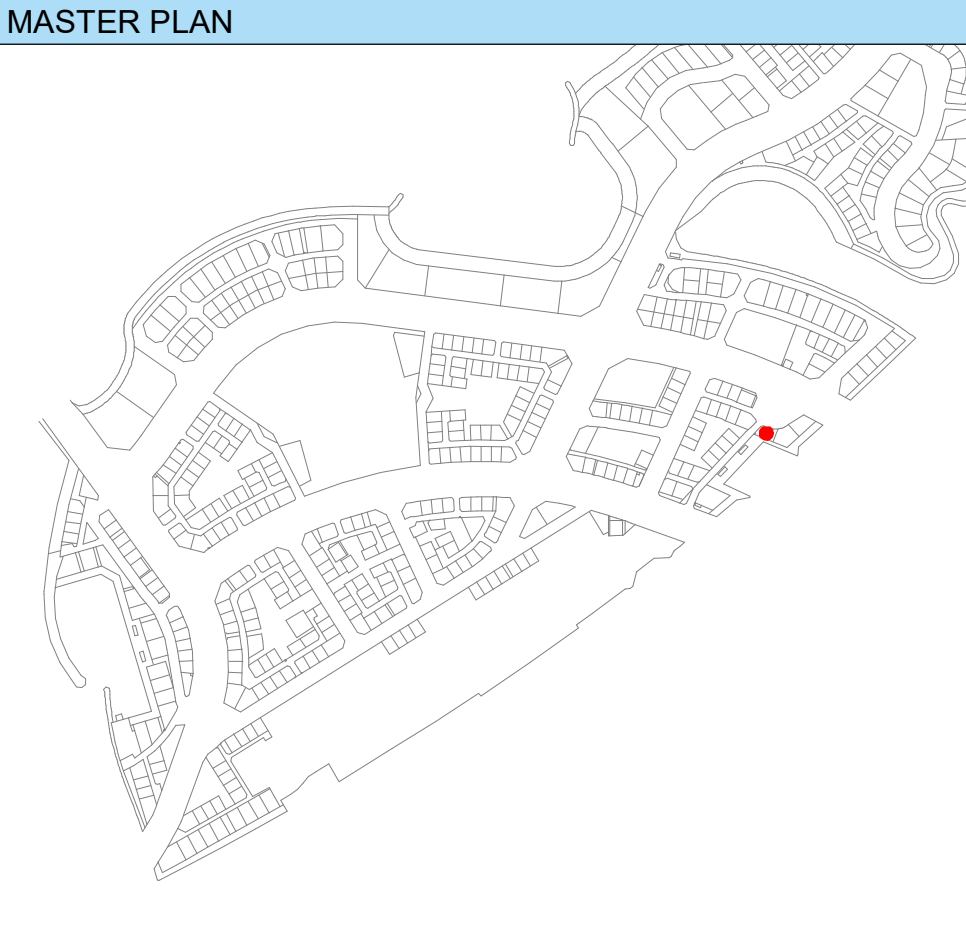
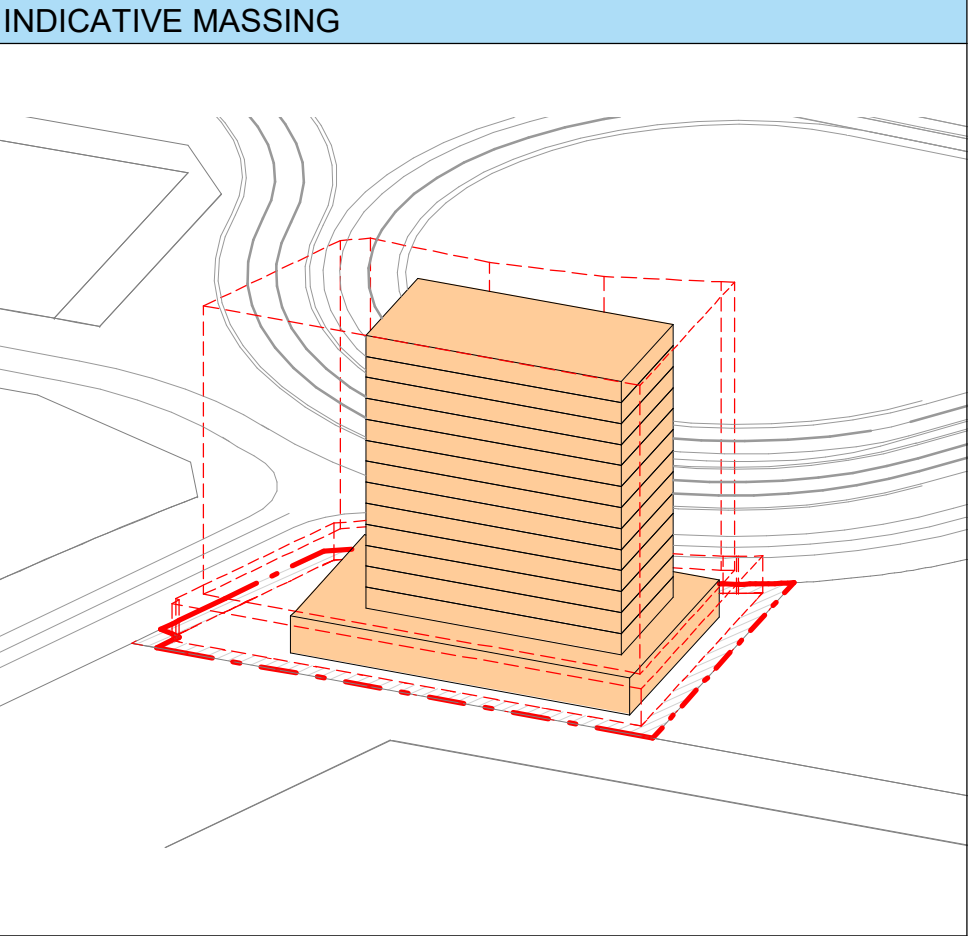
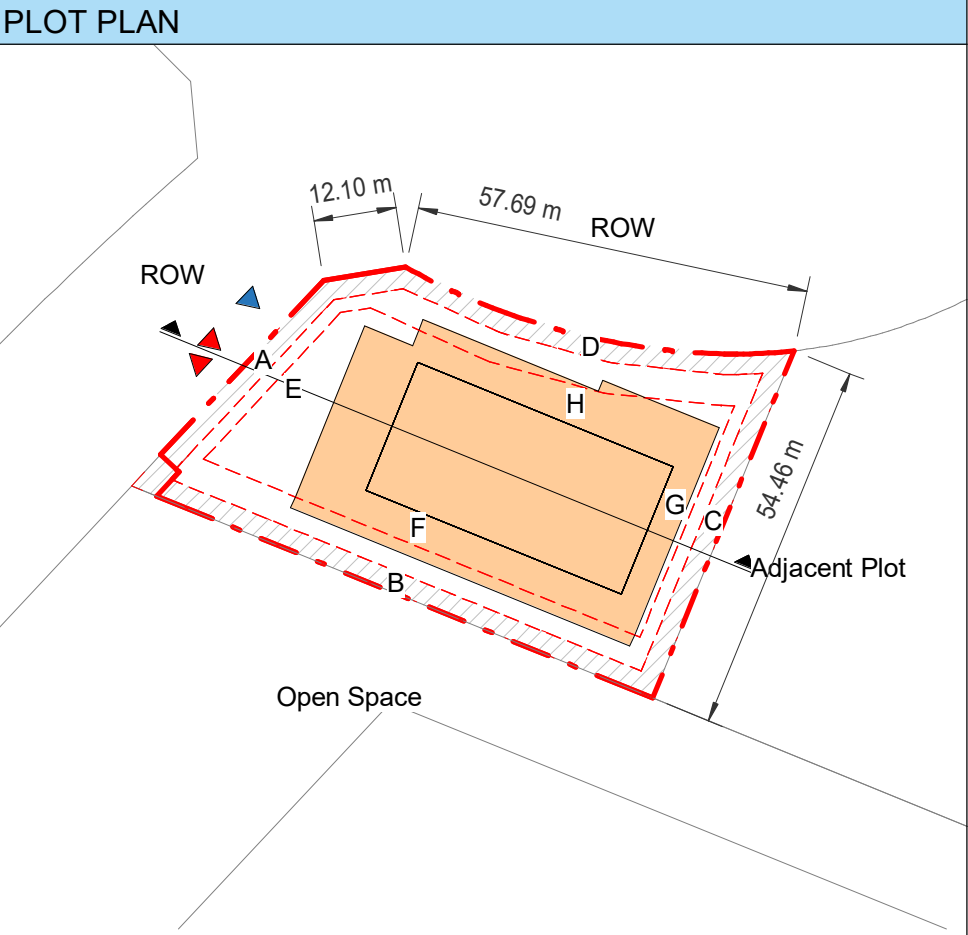
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.
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DIA-WE-N16

HOTEL (WATER EDGE)



## Disclaimer:








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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	5,460 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	19,931 m <sup>2</sup>
Max. Height	G+13

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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
  - BUA\*: Built Up Area as defined in DCR
  - Minimum Av. Unit Area: 90m<sup>2</sup>
  - 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

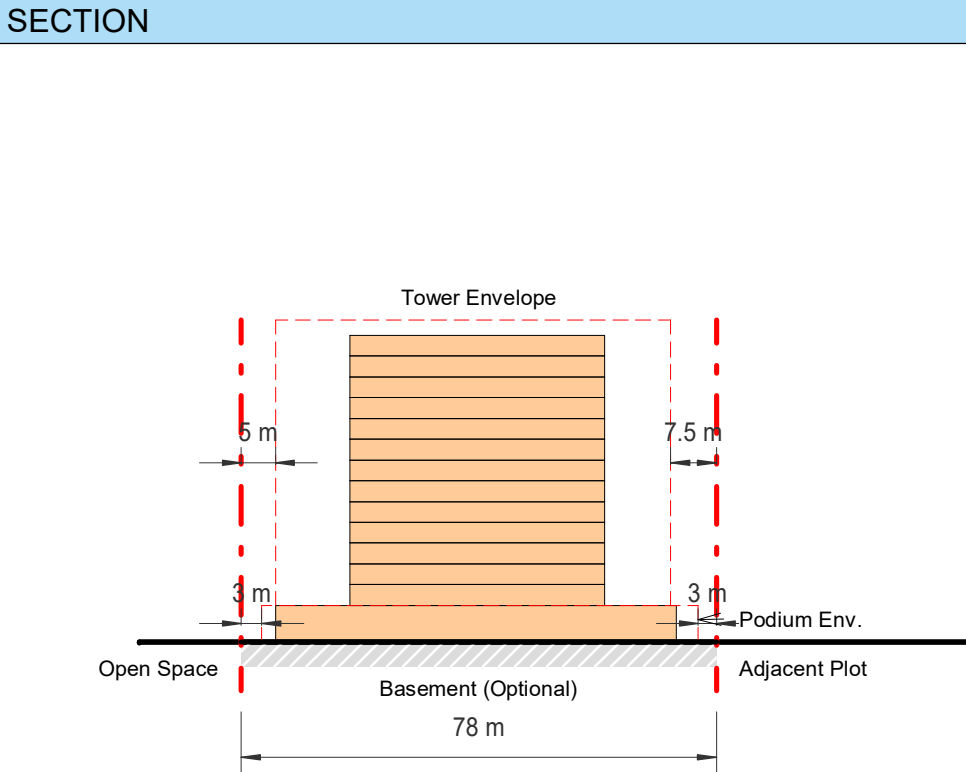
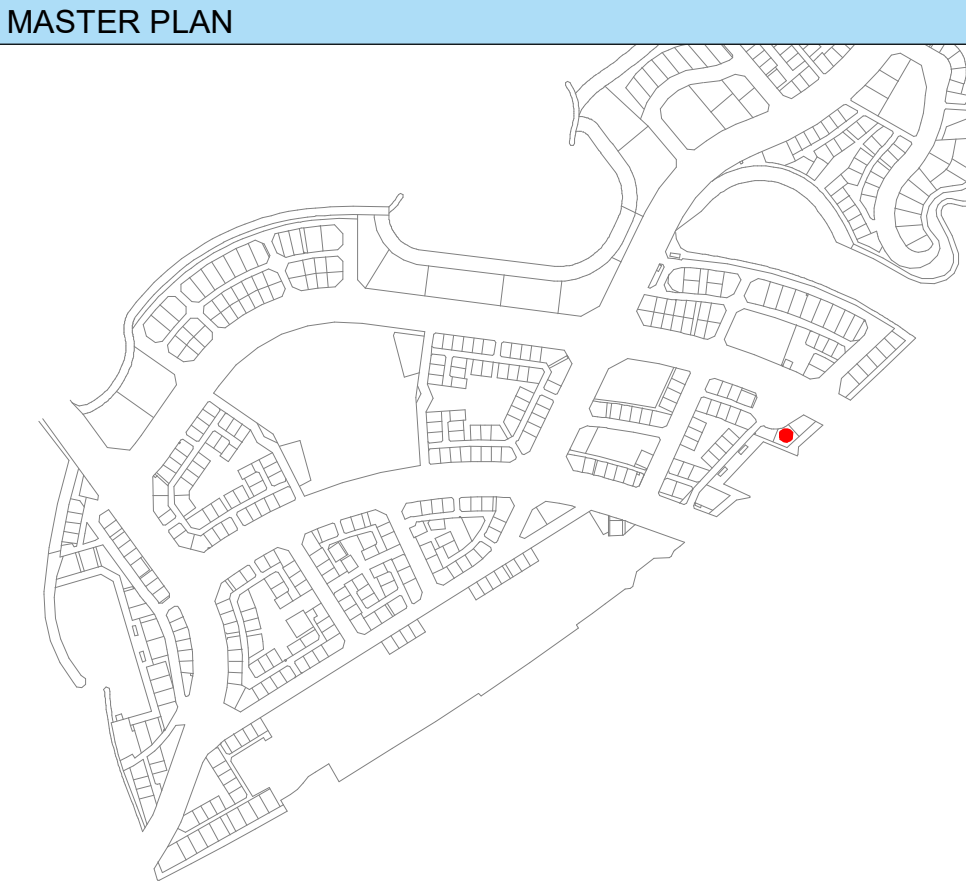
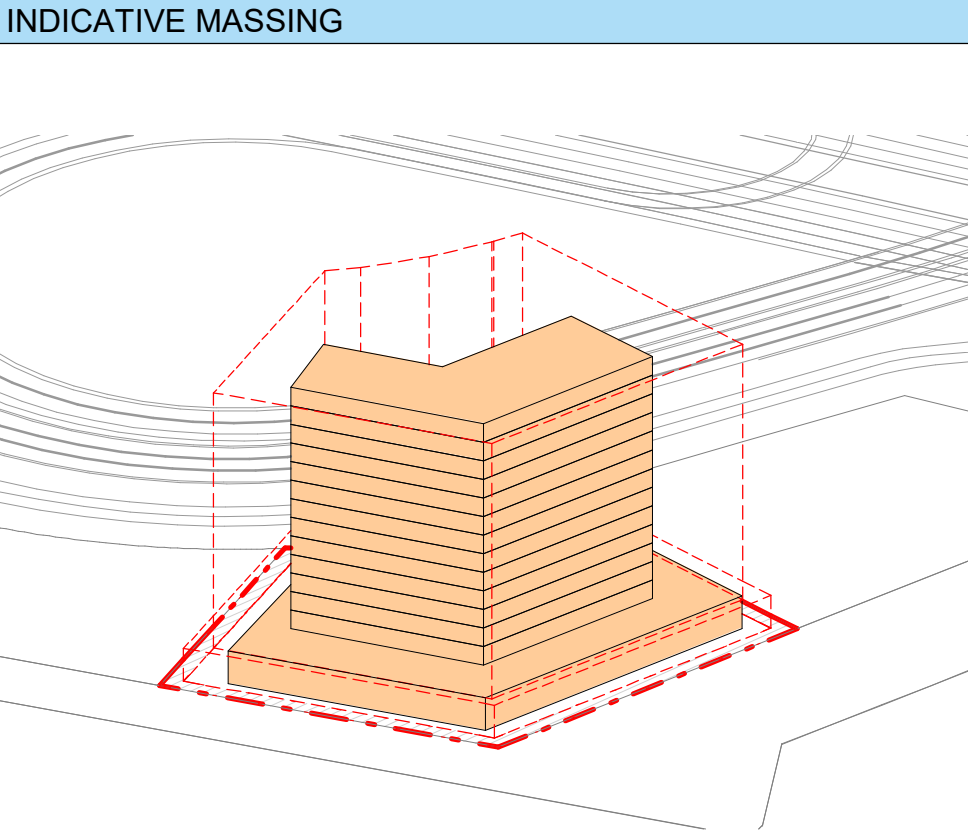
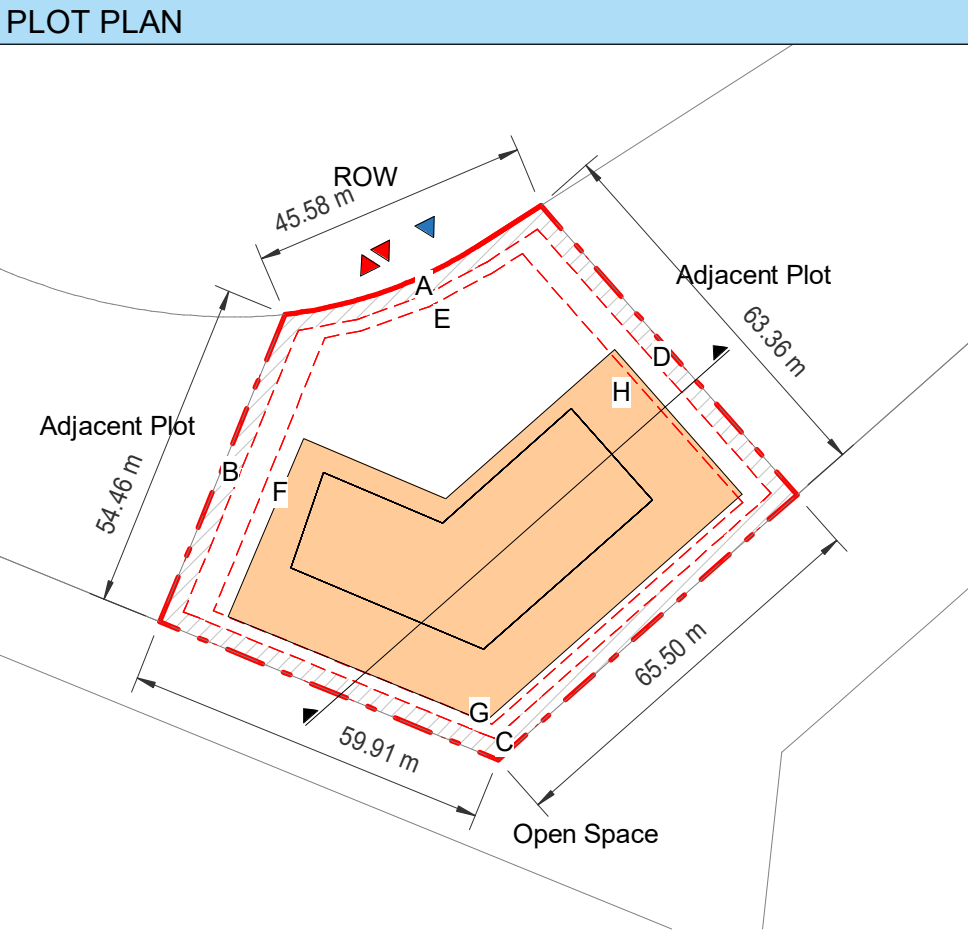
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.
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DIA-WE-N17

HOTEL (WATER EDGE)



Disclaimer:








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# Deira Islands - Development Control Guidelines

Plot Regulations	
Land Use	HOTEL (WATER EDGE)
Plot Area	4,557 m <sup>2</sup>
FAR	3.65
Max. Tower Coverage	35%
BUA	16,631 m <sup>2</sup>
Max. Height	G+13

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

- No. of Units = BUA\* ÷ Minimum Av. Unit Area
  - BUA\*: Built Up Area as defined in DCR
  - Minimum Av. Unit Area: 90m<sup>2</sup>
  - 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

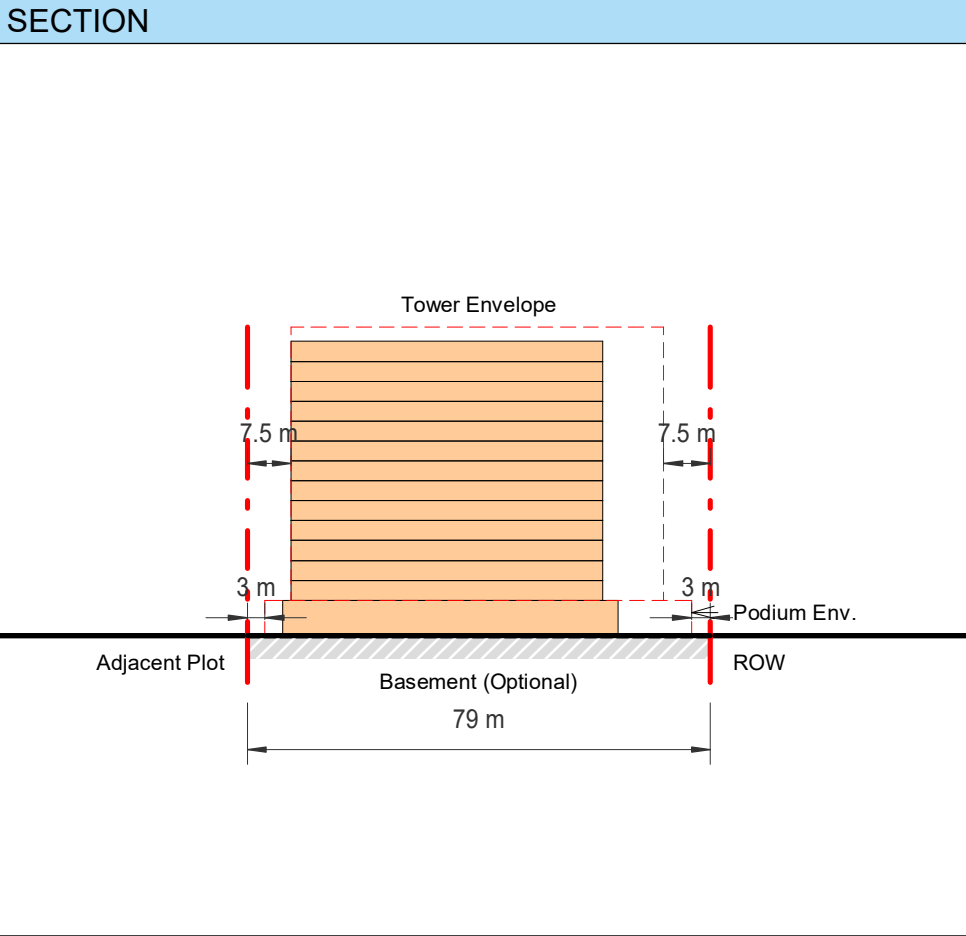
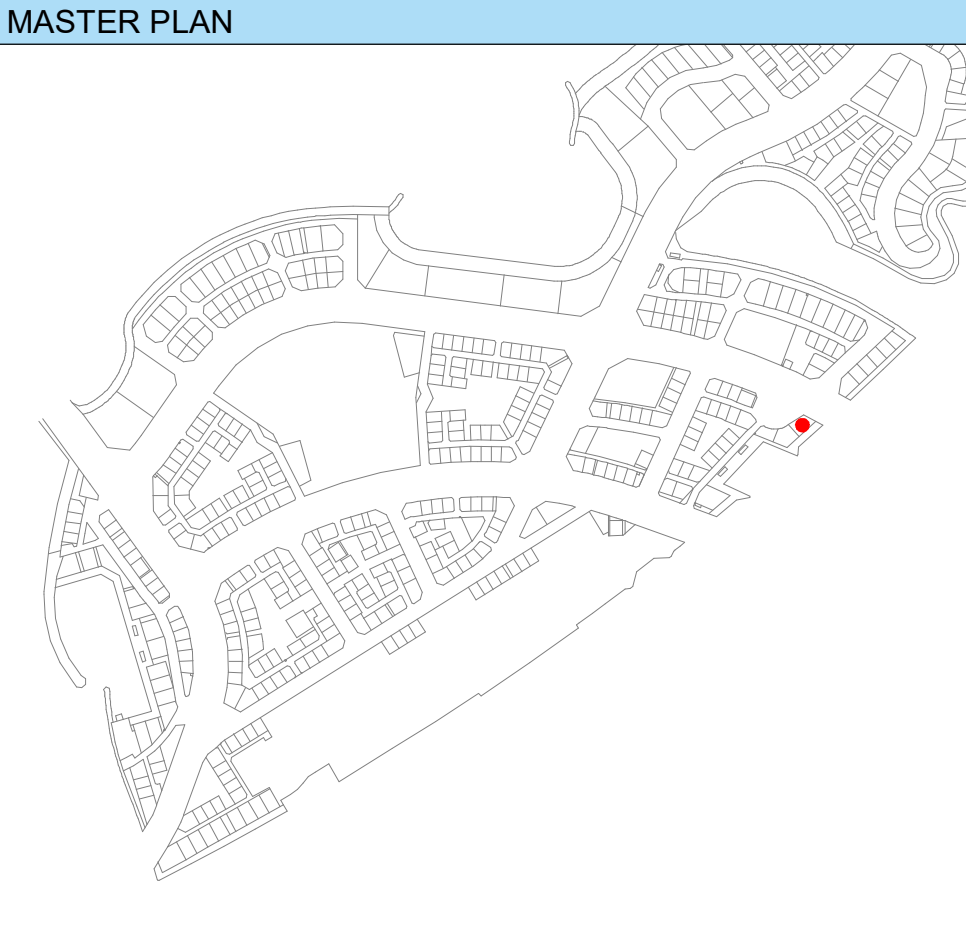
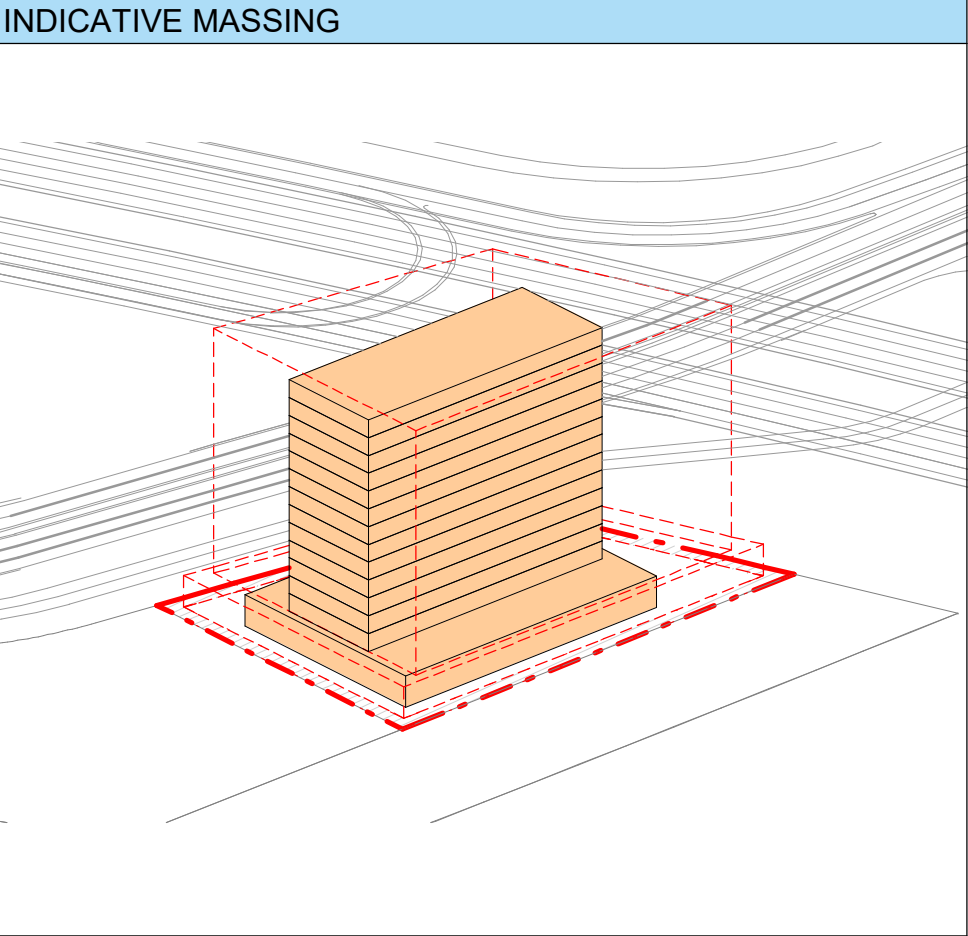
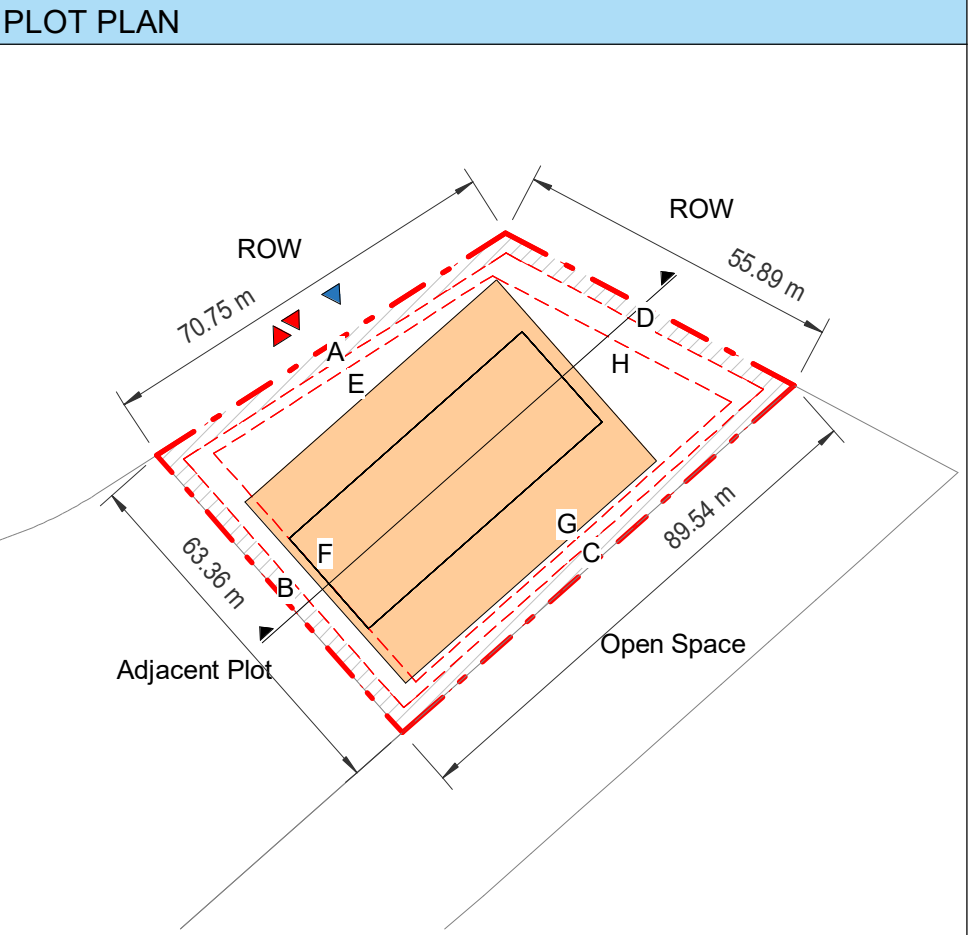
 Parking	 Envelope
 Hotel	 Plot Boundary
 No Build Zone	 Access Side Indication
	 Pedestrian Access

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.

DIA-WE-N18

HOTEL (WATER EDGE)



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.