

IC1-MCCA-01

IC1-CTYL-16_012

IC1-CTYL-16_013

Area: 1,372.81 sq.m.
(14,776.79 sq.ft.)

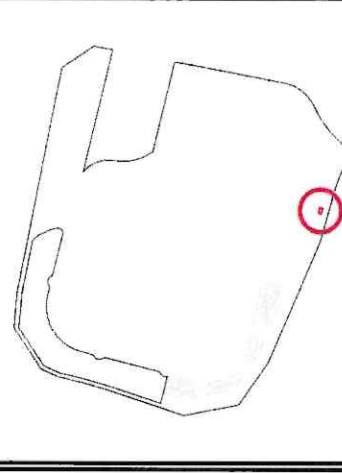


IC1-CTYL-16_014

IC1-LRD1

International City -1
Plot Location Certificate

NAKHEEL



Schedule B
Development Control Regulations



Seller's initials:

Purchaser's initials:



NAKHEEL

IC1-CTYL-16_001 to IC1-CTYL-16_015- International City Development

Short Form Development Control Regulations (SF-DCR)

1. Land Use		
Permitted Uses		Prohibited Uses
1.1	Mixed Use (Residential with Retail @GF)	<ul style="list-style-type: none"> All other uses
2. Plot Development Regulations		
Element	Numerical, physical and spatial controls	
2.1	Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Total FAR: 3.50 Retail: 60sqm
2.2	Built Up Area (BUA)	<ul style="list-style-type: none"> Maximum permissible Built Up Area (BUA) is calculated by multiplying the total plot area by the FAR. The Built Up Area (BUA) includes all the horizontal floor areas of the building measured from the exterior surfaces of the outside walls, including all enclosed air-conditioned spaces (at all levels) in addition to half of the areas of solid roofed balconies and terraces The BUA calculation excludes car parking, all utility rooms required by authorities or service providers, shafts, garage structure and uncovered balconies. Note: any enclosed spaces with no clear justified use; such as store or similar, shall be included in the BUA calculation. Average Unit Area: 75SQM
2.3	Allowable Plot Coverage	<ul style="list-style-type: none"> Podium Coverage 100% Maximum Tower coverage 60% of plot area. Coverage extent is measured by projecting all structures above finished ground level onto ground level horizontal plane.
2.4	Maximum Allowable Height	<ul style="list-style-type: none"> G+2P+8 Ground Floor Height should not exceed 5m Floor to floor height: 3.6m Any elevation architecture feature shall be subject to review and assessment by Nakheel.
2.5	Setbacks	<ul style="list-style-type: none"> Podium Setback: 0.00 m from all sides Tower setback: <ul style="list-style-type: none"> Front & Rear: 0.00m Sides: 3.00m Balcony depth Shall not exceed 2.00m
2.6	Basement	<ul style="list-style-type: none"> Allowed
2.7	Vehicular Access & Car Parking	<ul style="list-style-type: none"> The location of Vehicular entry access and gate level at the plot boundary threshold for each building shall be as determined by Nakheel. Ground Floor Level should not exceed 0.45m from plot gate level.
2.8	Infrastructure Provisions	<ul style="list-style-type: none"> Development shall not exceed the utility allocations assigned to the plot, and shall comply with the particular connection scheme as provided by Master Developer.
2.9	Amalgamation's & Subdivisions	<ul style="list-style-type: none"> Amalgamation or subdivision of plots is upon Master Developer approval and applicable fees. Original development control remain applicable.

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Nakheel Group PO Box 17777 Dubai, United Arab Emirates T +971 4 390 3300 F +971 4 368 0558 nakheel.com

