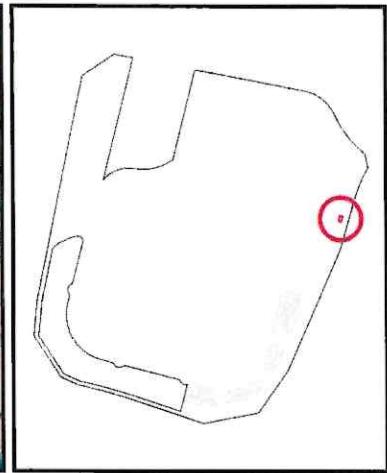


International City -1
Plot Location Certificate

NAKHHEEL



08 Dec 2025

IC1-CTYL-16_012

IC1-MCCA-01

IC1-CTYL-16_013
Area: 1,372.81 sq.m.
(14,776.79 sq.ft.)

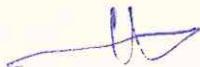
IC1-LRD1

IC1-CTYL-16_014



[Handwritten signature]

Schedule B
Development Control Regulations



Seller's initials:

Purchaser's initials:



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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07.02.2019_Rev 2

