

 DUBAI HOLDING LAND ESTATES Development Control and Planning Approval (DCPA) NOC	Preliminary Design				
	Ref. No.	0001-0626-1365		Issue Date:	09 Jun 2026
	Development	International City (L.L.C)	SERVICED PLOTS	Expiry Date:	09 Dec 2026
	Purchaser	NBCC OVERSEAS REAL ESTATE LLC,		Property ID:	IC1-CTYL-16_013
We refer to you Preliminary Design submission registered on 09 Jun 2026 regarding the abovementioned plot and accompanying Architectural drawings Your Preliminary Design submission is considered to be in general compliance with the DCR IC1-CTYL-16_013, and is therefore APPROVED with the conditions below that must be fulfilled at the Detailed Design submission to Nakheel. This approval allows the following nonstandard items: 1- Plot coverage of 65%.	Consultant/ Contractor	EDMAC Engineering Consultant L.L.C			
	Contact Details	T 0509078406	E		maildesk@edmac.ae
With this letter we confirm handing over one drawing set duly stamped as approved and signed for your use and record. Design Variations Any significant changes occurring subsequent to the stamped approved drawings due to purchasers' decision or comments and remarks from local authorities, or any other reasons must be duly notified to Nakheel and approved before any incorporation into the development irrespective of the status of the development. Particular Conditions Overriding development criteria Nakheel may change the criteria of its development from time to time to optimize development potential. The Purchasers are deemed to agree and abide by Nakheel policies on an ongoing basis and are required to conform to Nakheel future submission requirements and the requirements of all the local Authorities and the utility services. Limitation of liability: NOC issuance from Nakheel does not relieve the Purchasers or their representatives from their obligation to comply with the requirements of all applicable Authorities and Utilities and of their responsibilities for any errors or discrepancies in their design, for which the purchasers shall be responsible for the rectification of such errors at any time they become apparent. Trakhees approval: Trakhees APPROVAL is a must. Prior to the expiration of this NOC, Purchasers shall apply for Trakhees approval along with Nakheel stamped drawings. All amounts stated in this Agreement are exclusive of any value added tax ("VAT"), sales tax or equivalent tax. To the extent that the VAT at standard rate as prescribed in the VAT laws and regulations ("VAT Amount") is applicable at the time that the amount payable is chargeable, it shall be added to the amounts payable. If other taxes become applicable to any amounts payable, as a result of a change in legislation applicable in Dubai, this shall be added to the amounts payable at the applicable rates.	Specific Conditions: - No works shall be allowed outside plot limits or above maximum allowed height. - This approval doesn't include or consider any design elements, extensions or projections outside the plot boundary neither at ground floor nor at the upper floors. - All existing and proposed gate levels and utilities connection shall be submitted and in accordance with Nakheel infrastructure drawings. - It is required to obtain applicable NOCs from relevant service/utility providers like but not limited to; DEWA, DU, District Cooling, RTA, FIC location, GAS from Nakheel Concessions Department-NAMI (Please note that Palm Jumeirah is different than other developments, GAS NOC to be obtained from Loothah BC Gas). - Plot Rainwater free discharge is not permitted outside the plot. It's the plot developer / consultant / contractor responsibility to contain the plot storm water for landscape or reservoir tank within the plot. - Details of external works, pergolas, swimming pool shall be submitted along with its associated levels/ finishes. - Nakheel NOC center approval is required for the proposed access points outside plot boundary prior to construction, including the relocation of existing lamp post, traffic signs, gullies, manholes and any street furniture. All costs shall be borne by the plot purchaser. - It is the consultant / contractor responsibility to verify the site levels and to match with existing road levels in terms of - and not limited to- gate levels, car accesses, FIC location and connection including any other connections that might be under design by Nakheel infrastructure within subject development. No works shall be allowed outside plot limits. General Conditions: - This NOC allows the developer/purchaser to apply for M/s Trakhees concept design approval, unless otherwise this NOC allows change to the applicable design control regulation parameters then, it is the developer responsibility, and/or his appointed consultant/contractor to obtain an updated affection plan showing updated approved parameters prior to proceed to authority in charge. - It is a MUST to obtain Nakheel site access NOC and submit security deposit for modification works, prior starting any construction on site. The same can be applied through Nakheel online services. - This NOC is valid for a maximum period of 6 months and subject to SPA conditions, which commences from the date highlighted as (Issue Date) and expires on the date highlighted as (Expiry Date) unless otherwise extended in writing by the Master Developer. During this time, the developer/ purchaser must apply for Nakheel Detailed Design. - Notwithstanding this approval, it is required to obtain NOCs – where applicable to this plot - from relevant service/utility providers like but not limited to; DEWA, DU, District Cooling, RTA, FIC location. It is a MUST to obtain GAS NOC from Nakheel Concessions Department-NAMI prior start construction on site (Please note that Palm Jumeirah is different than other developments, GAS NOC to be obtained from Loothah BC Gas). - The developer/ purchaser is required to obtain shoring & piling approval NOC from M/s Trakhees and other relevant Authorities (if applicable) in consideration of the gate level and Infrastructure development. - The Developer/Purchaser shall strictly comply with Nakheel requirements during construction & site mobilization (i.e. fence color shall be white/Nakheel Blue & inside the plot limit). - The Developer/Purchaser shall obtain Nakheel NOC for advertising/branding on site fencing (if applicable). - It is mandatory to place Nakheel logo on any tower cranes during construction and the Developer/Purchaser shall obtain Nakheel NOC prior installation of any artwork/advertisement on tower cranes or site fencing. - The developer/ purchaser must comply with all conditions issued by Master Developer in regard to landscape and traffic design and regulations. Full landscape design shall be submitted at Detailed Design stage along with TIS report (if applicable). - The developer/ purchaser shall enter into agreements with the relevant Utility Service Providers and documentary evidence shall be submitted at the time of the Detailed Proposal Stage prior to construction. - Technical and financial implications of changing any service connections resulting from relocation of the connection points in variation to the originally provided drawings must be paid for by the developer/ purchaser. Any changes must first be approved in writing by the Master Developer. - The total power demand load shall comply with the maximum allocated load for the mentioned plot(s) as approved by Master Developer. No additional load will be allocated. - This NOC is personal to the above referenced developer/ purchaser of this property. It is not automatically transferable to new property purchaser on sale of the property or any third party, if the NOC has not been implemented prior to sale, and is still valid. In such circumstances this NOC will be deemed to be invalid and of no further force and effect. Should any new property purchaser wish to proceed on the basis of the previously approved plans and drawings and NOC, the new purchaser will be required to either make a fresh submission if the NOC has expired or apply to transfer the NOC to their name if extant. - Developer/ purchaser (including all his affiliates and associated legal entities, his and their personnel, subcontractors, consultants, representatives, and agents), must indemnify and hold harmless Nakheel and all its affiliates and any associated legal entities from and against any claims, losses, expenses, costs, actions, demands, damages and/or liabilities that may arise in connection with or pursuant to the operations including any future liability that may arise as a result of the aforementioned operations, including but not limited to injury or death of any person or damage or loss to any property of any party. - Temporary Site Fencing (if required) must be in PVC material and shall be installed and maintained during construction and/or modification works period exclusively by hoarding contractors that are listed by the Master Developer. PVC hoarding is a must within Palm Jumeirah, Jumeirah Islands, Jumeirah Park, Dubai Islands and Nad Al Sheba developments				
	Disclaimer: This NOC is strictly design-focused and is limited to the elements of the proposal and as they relate to the applicable DCR. It is for the purposes of acknowledging in-principle the compliance of the submitted proposal and by no means absolves developer/ purchaser from any breach to the controls. Accuracy of measurements and calculations and all Engineering and technical solutions are not part of this NOC. Developer/ purchaser remains subject in full to all contractually binding conditions stipulated in the Sales and Purchase Agreement of the subject plot. Developer/ purchaser also indemnifies Master Developer and his employees from any damage, risk or loss, or legal and financial responsibility that may be borne at any stage in relation to this development.	Stamp: 		For and on behalf of: International City (L.L.C) 	
This certificate is electronically issued and no signature or stamp is required, to verify the certificate please click here 09 Jun 2026					