

3.3 Zone “O” – Office Zone

This Zone is spread over three sub-zones “O1”, “O2” and “O3” (see Figure 5 & 6):

3.3.1 Zone “O1”

As shown in figure 5, this sub-zone is located in the centre of the DLC area and designed around a circular shaped landscaped open space. It is a proper site reserved for the construction of office buildings and commercial activities belonging to the Authority it is excluded from the regulations listed here below and has a special design agreed and approved by the Authority.

3.3.2 Zone “O2”

3.3.2.1 General

This is mixed use commercial, offices and hotels sub-zone, as the plan shows. It includes a strip of plots located to the west of sub-zone O1. Sizes and dimensions of the plots in this zone vary. These plots are not subjected to any subdivision; on the other hand two or more plots could be grouped subject to the plan approved by the Authority.

3.3.2.2 Permitted Uses:

Offices, showrooms, hotels, mosques, small shops and restaurants, outside the bonded area (within free zone). Banks will be allowed to operate in this area, however will be excluded from free zone status.

3.3.2.3 Setbacks: (see plate1)

- | | |
|---------------------------------|-------------|
| a. From Public Roads | 4m minimum |
| b. From Adjoining Plots | 6m minimum |
| c. From Rear Boundaries | 6m minimum |
| d. From buildings within a plot | 12m minimum |

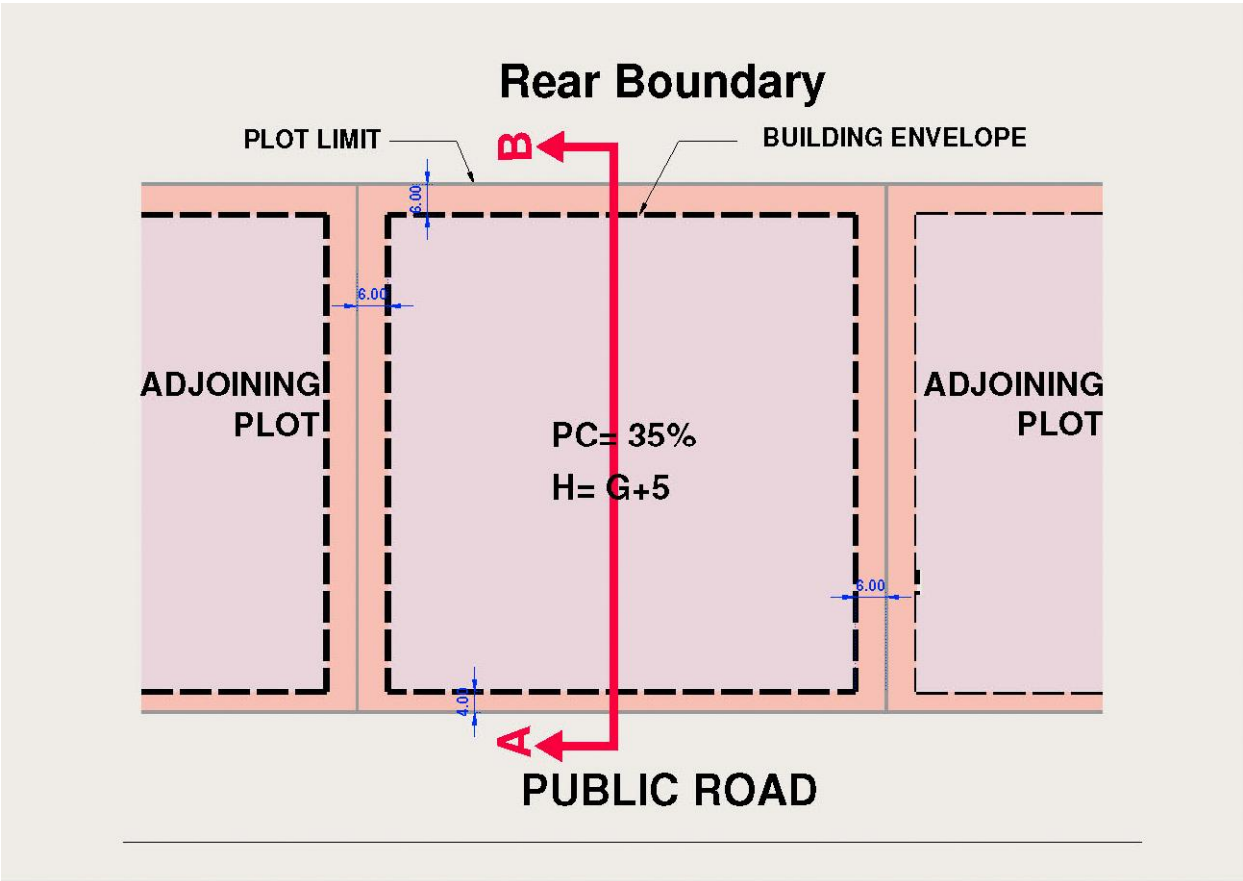
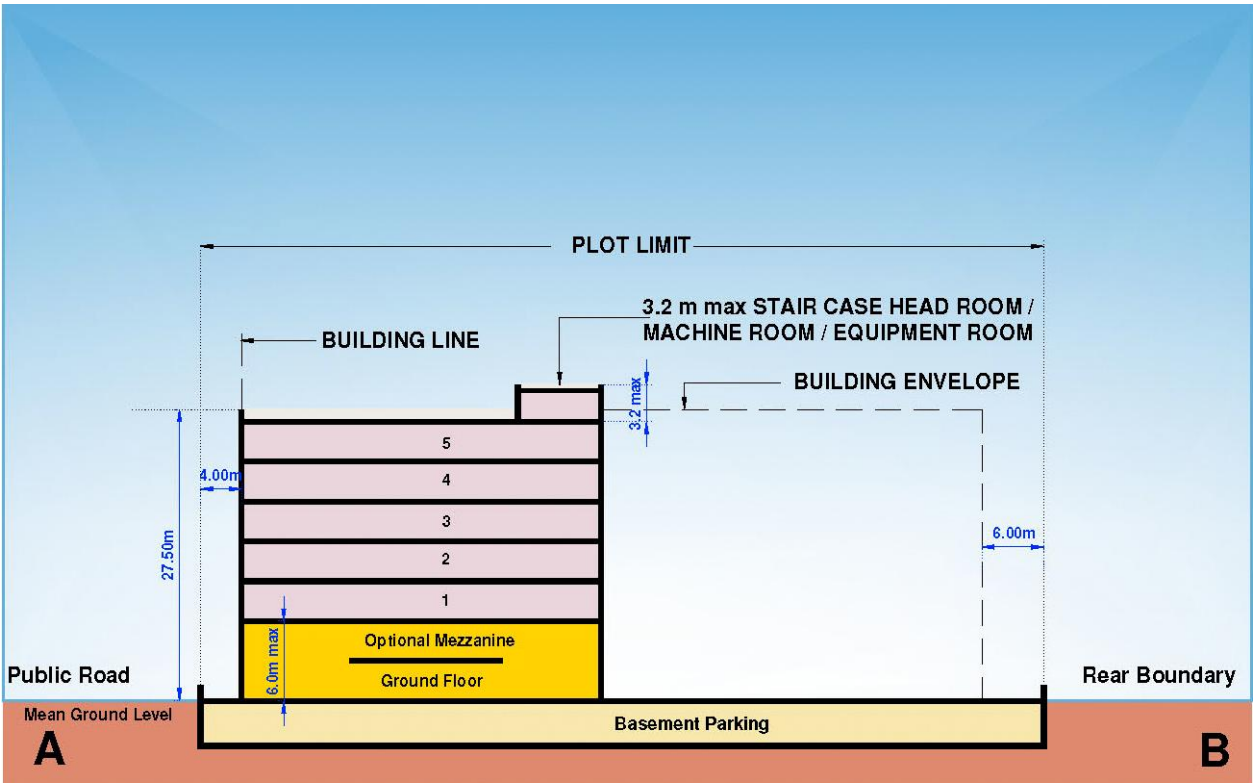


Plate 1 - Zone “O2”