

Development Details

The development details for the plot must be provided in the form of a table within the PDG. Items covered in the table vary slightly based on the building typologies. Table 9.1 provides a complete list of the items that must be included:

Plot(s) ID		MU - R - 023			
Land uses		GFA (sqm)		Parking rate	
Level 1	Level 2				
Residential	Apartment				
Commercial	Retail				
Total GFA (sq. m)					
Total plot area (sq. m)					
Building height		G+ xP +xx (xxm)*			
*To be provided in special cases only, see chapter 6.1 of the Master Planning Guidelines.					
Minimum setback (m)		Side 1	Side 2	Side 3	Side 4
Building / Tower					
Podium					
Minimum setback between towers				xxm	
Surface parking		Permitted			Y / N
Surface parking within setbacks				Y / N	
Podium		Permitted /		Y / N	
Max. (floors)		Mandatory		Y / N	
Mandated height from gate level (meters)					
for connected podiums only					
Allowed podium uses		Retail use is allowed. Playground and outdoor seatings are allowed on podium roof			
Boundary wall		Permitted		Y / N	
Architectural guidelines of boundary wall treatment must be followed.		Mandatory		Y / N	
Maximum wall height		xxm			

Table 9.1: Development details table (comprehensive)

Buildings with podium requirements are the most comprehensive. Other building typologies such as villas, attached villas, buildings (no podium) and industrial must include only applicable items. An example of a villa development table is illustrated in Table 9.2 .

Plot(s) ID		MU - R - 023			
Number of villas in plot					
Land uses		GFA (sq. m)		Parking rate	
Level 1	Level 2				
Residential	Villa				
Total plot area (sq. m)					
Building height		G+ xx (xxm)*			
*To be provided in special cases only, see chapter 6.1 of the Master Planning Guidelines.					
Minimum setback (m)		Side 1	Side 2	Side 3	Side 4
Villa					
Boundary wall <i>Architectural guidelines of boundary wall treatment must be followed.</i>		Permitted			Y / N
		Mandatory			Y / N
Boundary wall height					xxm

Table 9.2: Development details table (villa example)