

Glossary of Terms

“Authority” shall mean the Dubai Aviation Corporation (DAC) - Dubai World Central (DWC) or any other entity delegated by DWC.

“Building” denotes any walled and roofed structure erected inside a plot above the ground level, used for living, working, storing or fabricating, and which abide to the conditions of the Planning Regulations of the plot.

“Building Completion Certificate” is a certificate granted by the Authority acknowledging completion of construction and finishing and enabling connection to public utilities and occupation.

“Building Height” denotes the height of a building in meters measured from the finished sidewalk level to the top of the roof parapet or to the top of the coping tile of the pitched roof. The building height is measured along the midpoint of the building elevation facing the street that provides access to the plot. In cases where the plot is bounded by more than one street, the façade facing the main street, (or if not applicable, the façade having the longest frontage to the street) will be taken for reference.

“Building Line” denotes the vertical line that defines the outer face of the building façade. Decorative elements and cornices may project a maximum of 0.60m from the building line. Other projecting elements such as balconies must comply with current building regulations and specifications issued by Dubai Municipality.

“Building Permit” is the license that the Authority issues to allow construction work to proceed on a specific piece of plot, in accordance with approved plans, specifications and conditions.

“Consultant” means a locally registered consultant holding a valid consulting Engineers license from the Dubai Municipality.

“Contractor” means a registered contractor holding a valid contracting license from the Dubai Municipality and Dubai Chamber of Commerce for the type of works and classification therein.

“Developer” shall mean the lessee or his authorized Agent who submits an application to the Authority on behalf of the lessee.

“Floor Area Ratio” (F.A.R.): coefficient that denotes the ratio of the total built up area of buildings and structures on a given plot over the total land area of the plot. When calculating the F.A.R., the areas of the following shall not be counted as part of the total built up area:

- i. Basement floors with no direct natural lighting, intended for use for parking, building services and storage.
- ii. Balconies, terraces, garden sheds (of up to 2.20m clear height) and non enclosed shade structures (i.e. completely open on 2 sides at least).
- iii. Mechanical floors with maximum clear height of 2.20m, elevator rooms, stairwells and areas reserved for water tanks and other mechanical equipment on the roof.
- iv. Roof Attics, or parts thereof, which are not used and cannot be converted for habitation.
- v. Mezzanine floor having direct access only from the ground floor and not from any common stair or lift lobby, and that has an area less than or equal to 50% of the gross Ground Floor area of the building.

“Green Building” is an environmentally responsible, profitable and healthy place to live and work.

“Ground Floor” denotes the floor directly accessed from the finished level fronting the main entrance to the building. It can be at the same level as the ground level, higher by a maximum of 1.2m, or lower by a maximum 1.0m from the finished site level.

“Habitable Room” means a room used for office, shop, workshop or other purpose involving occupation by human beings for continuous periods of time, but not including a W.C.

“Hazardous Goods” means:

- i. Any compressed, liquefied or dissolved gases.
- ii. Any substance which becomes dangerous by interaction with water or air.
- iii. Any liquid substance with a flash point below 75°C.
- iv. Any corrosive substance or a substance which emits poisonous concentrations of fumes when heated.
- v. Any substance liable to spontaneous combustion.
- vi. Any radioactive material and any substance which readily emits heat or other harmful radiations when it changes state or decomposes.
- vii. Sheds which contain vehicles loaded with hazardous materials.
- viii. Any other substance considered hazardous by the suppliers.

“Landscaping” is the treatment and maintenance of a plot area or property with predominant vegetation such as ground cover, plants, shrubs or trees. It includes paving, bricks, rock work and other natural or decorative features in an organized manner designed to create a specific appearance.