

3.0 DEVELOPMENT CONTROL PROCEDURES

The Development Guidelines and Planning Regulations and Standards contained in this booklet are intended for use by approved Developers seeking to construct residential and/or commercial buildings, on serviced sites in the Residential District. They should be applied in conjunction with the local and international standards and codes of building construction.

The regulations contained in this document shall be considered to be the minimum standards for the design of the Project and contain some, but not all, of the criteria pertinent to the design of the Project. Developers shall comply with these regulations along with all relevant legislative requirements of the Authority. Note that where technical design criteria contained in this guideline is lacking in detail or clarity, the architectural and engineering consultants shall contact Dubai South Development Control department for guidance.

The Authority reserves the right to change any of these regulations as and when required and it shall be the duty of the consultants, contractors and developers to ensure that they possess the latest updates.

These regulations include:

- a) Procedures for development covering building permits, construction procedures, alterations to rebuilt units, building completion certificates, power of the Authority and responsibilities and disputes.
- b) General planning Regulations governing plot coverage, building setbacks and heights, provision of parking, fencing and site landscaping and the external appearance of buildings.
- c) Performance standards governing:
 - The provision of utility services including Chilled water services, Storm water drainage and refuse disposal.
 - The design of buildings including structure, materials and finishes, mechanical, electrical, and telecom installations.

3.1 General

- 3.1.1 A Developer wishing to construct a building on a serviced plot in the Residential District must apply to the Authority, stating his intended development program and his land requirements. All development within the Residential District must comply with the development guidelines and planning regulations stated in this booklet, in

addition to the current building regulations and specifications issued by Dubai Municipality.

- 3.1.2 The Developer must appoint a qualified Architectural / Engineering Consultant, having valid trade license in Dubai, and registered with the Authority, to carry out the design tasks connected to his project, and to act on his behalf regarding all technical matters related to the design, construction and completion of his project.
- 3.1.3 **The development shall adopt the Dubai Universal Accessibility codes And Regulations.**
- 3.1.4 The development shall adopt and house the Dubai Municipality Green Buildings regulations as minimum requirement.
- 3.1.5 **Preliminary Design** - All Developers through their consultant shall approach the Authority with the initial design documentation, in order to obtain the approval on the building volume, built up area, setbacks, external character and elevations material specifications.
- 3.1.6 **Final Design** - All Developers through their consultant shall prepare detailed design documentation and submit for authority approval prior to applying for Building Permit. The Final Design shall be reviewed by the authority in order to assure that:
 - Structural & MEP standards are adhered to
 - Master planning guidelines and regulation are followed
 - Value engineering principles are applied
- 3.1.7 **Land Demarcation** - All developers through their consultant or contractor shall apply to the authority to issue the Land Demarcation Certificate at two stages during the construction of project as per the plot coordinates of Affection Plan;
 - Pre-construction: requested by contractor prior to applying for the building permit.
 - Post-construction: requested by contractor prior to applying for the building completion.
- 3.1.8 **Mobilization Permit** – The appointed contractors shall prepare detailed mobilization plan and submit for approval. The Authority shall review the submission in order to ensure that all required insurance, bonds and permits are obtained. This permit shall enable