



# NAKHEEL

## Jumeirah Park – Villa Plots - Short Form Development Control Regulations (SF-DCR)



| 1 Land Use                     |                                  |  |
|--------------------------------|----------------------------------|--|
| Permitted Uses                 |                                  | Prohibited Uses  |
| 1.1                            | Residential (Exclusively Villas) | <ul style="list-style-type: none"> <li>All other uses including Town houses</li> </ul>   |
| 2 Plot Development Regulations |                                  |  |
| No.                            | Item                             | Regulatory Terms   |
| 2.1                            | Floor Area Ratio (FAR)           | <ul style="list-style-type: none"> <li>0.75</li> </ul>   |
| 2.2                            | Built Up Area (BUA)              | <ul style="list-style-type: none"> <li>The FAR multiplied by the plot area provides the maximum allowable Built Up Area (BUA) for a specific plot</li> <li>The Built Up Area (BUA) includes all the horizontal floor areas of the building measured from the exterior surfaces of the outside walls, including all enclosed air-conditioned spaces (at all levels including basement, if any) in addition to half of the areas of solid roofed balconies and terraces</li> <li>The BUA calculation excludes car parking, ramp to basement, all utility rooms required by authorities or service providers, shafts, garage structure and uncovered balconies. Any enclosed spaces with no clear justified use; such as store or similar, shall be included in the BUA calculation.</li> </ul>   |
| 2.3                            | Infrastructure Provisions        | <ul style="list-style-type: none"> <li>Development shall not exceed the utility allocations assigned to the plot, and shall comply with the particular connection scheme as provided by Master Developer</li> </ul>  |
| 2.4                            | Allowed Maximum Height           | <ul style="list-style-type: none"> <li>Finished ground floor level should not exceed 0.60m measured from curb</li> <li>Floor to floor height shall not exceed 4.0m</li> <li>Villas can be developed up to a maximum of <b>3 stories including ground floor (G+2)</b></li> <li>Any elevation architectural feature shall be subject to review and assessment by Nakheel</li> </ul>  |
| 2.5                            | Basement                         | <ul style="list-style-type: none"> <li>Basement floor is not allowed within the villa setback limits (except ramp to basement, if any)</li> <li>As per Item 2.2, basement area shall be calculated towards BUA as per BUA definition</li> </ul>  |
| 2.6                            | Maximum Site Coverage            | <ul style="list-style-type: none"> <li>Maximum 50% of total plot area</li> <li>Coverage extent is measured by projecting all structures above finished ground level onto ground level horizontal plane and excludes basement.</li> </ul>   |
| 2.7                            | Setbacks                         | <ul style="list-style-type: none"> <li>Roadside setback = 3.0 m</li> <li>Side setback = 2.0 m</li> <li>Backyard setback = 6.0 m</li> </ul> <p>General:</p> <ul style="list-style-type: none"> <li>Parking structure may be built to zero setback.</li> <li>The level of all setback areas to be kept not higher than 0.30m from gate level.</li> <li>No terrace/ balcony shall be extended outside the villa setback above garage structure.</li> </ul>  |
| 2.8                            | Car Location and Vehicle Access  | <ul style="list-style-type: none"> <li>The location of vehicular entry access and gate level at the plot boundary threshold for each building shall be as determined by Nakheel. The garage and access location must be designed accordingly.</li> <li>A minimum of two (2) car parking spaces per residential unit should be provided within the plot at the required setback</li> </ul>  |
| 2.9                            | Fencing                          | <p><u>Roadside fence:</u></p> <ul style="list-style-type: none"> <li>It shall have solid privacy fencing no more than 1.0m high, with a semi-transparent lattice up to 2.0m made of steel with min. 60% transparency; color shall be in black or dark brown.</li> </ul> <p><u>Roadside fence facing East Parallel Road:</u></p> <ul style="list-style-type: none"> <li>It shall have solid privacy fencing no more than 2.0m high, with constant plain surface top.</li> </ul> <p><u>Backyard fence:</u></p> <ul style="list-style-type: none"> <li>It shall have solid privacy fencing no more than 1.4m high, with a semi-transparent lattice up to 2.0m made of steel with min. 60% transparency; color shall be in black or dark brown.</li> </ul> <p><u>Side Boundary Wall:</u></p> <ul style="list-style-type: none"> <li>A solid masonry wall must form the boundary between the plots and should be finished from both sides. The maximum height is 2.0m, with constant plain surface top.</li> <li>In case of existing neighbour side fence(s), a written approval from the neighbour plot owner MUST be obtained in order to be exempted from constructing new adjacent fence wall.</li> </ul> |