

General Notes

Basic general notes must be included within the PDG below the development details. These notes differ slightly for different building typologies. For each typology, the following notes and details (*or an edited version as appropriate for the plot*) must be provided, as a minimum:

- **Buildings (No Podiums):**
 - (*Pergola/shading devices, guard house, utilities*) are allowed uses in setbacks; and
 - Architectural guidelines must be followed.
- **Buildings with Podiums:**
 - (*Pergolas/shading devices, guard house, utilities*) are allowed uses in setbacks, maximum height is (*indicate in meters*);
 - Architectural guidelines must be followed;
 - Usable roof is (*allowed*). The maximum percentage of usable roof coverage is (*indicate percentage*), mandated setback for usable roof is (*indicate in meters*) and the allowed uses for roof are (*include uses*);
 - Balcony projections are (*allowed*) in setbacks. Projection allowed within setback is (*indicate in meters*) for all sides; and
 - Allowed uses in podium are (*parking and retail*).

• Villas and Attached Villas:

- Architectural guidelines must be followed;
- (*Service block, garage and pergolas/shading devices*) are allowed within setback at a maximum height of (*indicate in meters*);
- Balcony projection are (*allowed*) in setbacks. Projection allowed within setback is (*indicate in meters*) for all sides; and
- (*indicate in percentage*) of the roof can be usable with a (*indicate in meters*) setback. Allowed uses of the roof include (*gym and storage*).

• Industrial Buildings

- (*Utility and surface parking*) are allowed uses in setbacks;
- Architectural guidelines must be followed (*master developer may remove this statement if no set architectural guidelines are specified*); and
- Mezzanine is (*allowed*) and does not count as a floor.

Other general notes can be included such as:

- The final plot dimensions and area are defined in the valid Site Plan Copy/Valid DM Affection Plan/Valid DLD Title Deed (as applicable) issued.

Plot Specific Notes

Additional specific notes should be included within the PDG below the general notes. Examples of notes that may be added in the plot specific notes include:

- Specifications on which usages are allowed in different side's setback;
- Changes in roof usage and percentage; and
- Any other specific claim.

Plot Development Guidelines (PDG) Templates

Four examples of PDGs for a building with podium, building without podium, villa and big-box building are illustrated in Figure 9.9 to 9.12. These templates must be followed when developing plot development guidelines for the master plan.