

## 6.0 PLANNING APPROVALS PROCESS

### 6.1 Purpose

This part of the Development Guidelines establishes procedures for the review of any and all development projects within Business Bay. It includes but is not limited to:

- (a) Preliminary screening of development projects to ensure development content and land use elements are consistent with the Masterplan for the site and The Zoning Authority intentions, before detailed design work is carried out.
- (b) Site plan review to ensure that designs reflect the planning and urban design requirements of the Masterplan, and that the provisions of the Development Guidelines are complied with.
- (c) Final design review and The Zoning Authority permit issuance.
- (d) Review to ensure that projects are in compliance with the Development Guidelines of the The Zoning Authority.
- (e) Review procedures for Development Guidelines exceptions, variances and conditional uses.

It should be noted that any approval granted by The Zoning Authority for development on the Business Bay site does not imply approval of technical aspects relating to the building – structural design, light and ventilation, health and safety, fire regulations, etc. Such aspects are the full responsibility of the developer of the lot.

### 6.2 Introductory Meeting

To expedite all project development and to assist developers and their design professionals in their work, a preliminary meeting is required between the applicant and The Zoning Authority. This meeting will allow the applicant to become familiar with the The Zoning Authority and its requirements. It will also facilitate the understanding of a proposed project prior to investing in costly design hours.

### 6.3 Preliminary Design Review

The Zoning Authority shall review all preliminary plans for development within Business Bay. This shall involve the submission of the following:

- (a) Building concept plan
- (b) Preliminary elevations, sections, and 3D sketches
- (c) Site layout plan

The submission shall be accompanied by a fully completed Preliminary Design Approval Request Form (ZAF-02).

Preliminary designs shall be the work of an architect registered, classified and licensed to perform work in Dubai. All design drawings shall be drawn to scale, establishing building heights, setback lines, property lines, general landscaping, and parking. Three copies shall be submitted of each drawing, along with all other attachments as listed on the submission form.