

3.3.3 Zone "O3"

3.3.3.1 General

Located on the edge of the Southern section of the Periphery Road, within sub zone WT, this area will accommodate a mixed use commercial, offices and hotels sub-zone, as the plan shows (figure 5). Sizes and dimensions of the plots in this zone vary. These plots are not subject to any subdivision; on the other hand two or more plots could be subject to assembly according to a plan approved by the Authority.

3.3.3.2 Permitted Uses:

Offices, showrooms, hotels, mosques, small shops and restaurants, outside the bonded area (within free zone). Banks will be allowed to operate in this area, however will be excluded from free zone status.

3.3.3.3 Setbacks (see plate 2)

- | | |
|---------------------------------|-------------|
| a. From Public Roads | 4m minimum |
| b. From Adjoining Plots | 6m minimum |
| c. From Rear Boundaries | 6m minimum |
| d. From buildings within a plot | 12m minimum |

3.3.3.4 Maximum Plot Coverage (PC) = 40%.

3.3.3.5 Maximum Floor Area Ratio (FAR) = 2.2

3.3.3.6 Maximum Number of Floors above ground = 6 including the Ground floor

3.3.3.7 Maximum Height of the Ground Floor (including Mezzanine) = 6.00 meter

3.3.3.8 Maximum Height of the Finish Floor Level of the Ground Floor = 1.20 meter in comparison to the corresponding road approach level.

3.3.3.9 Maximum Building height = 27.50 meter

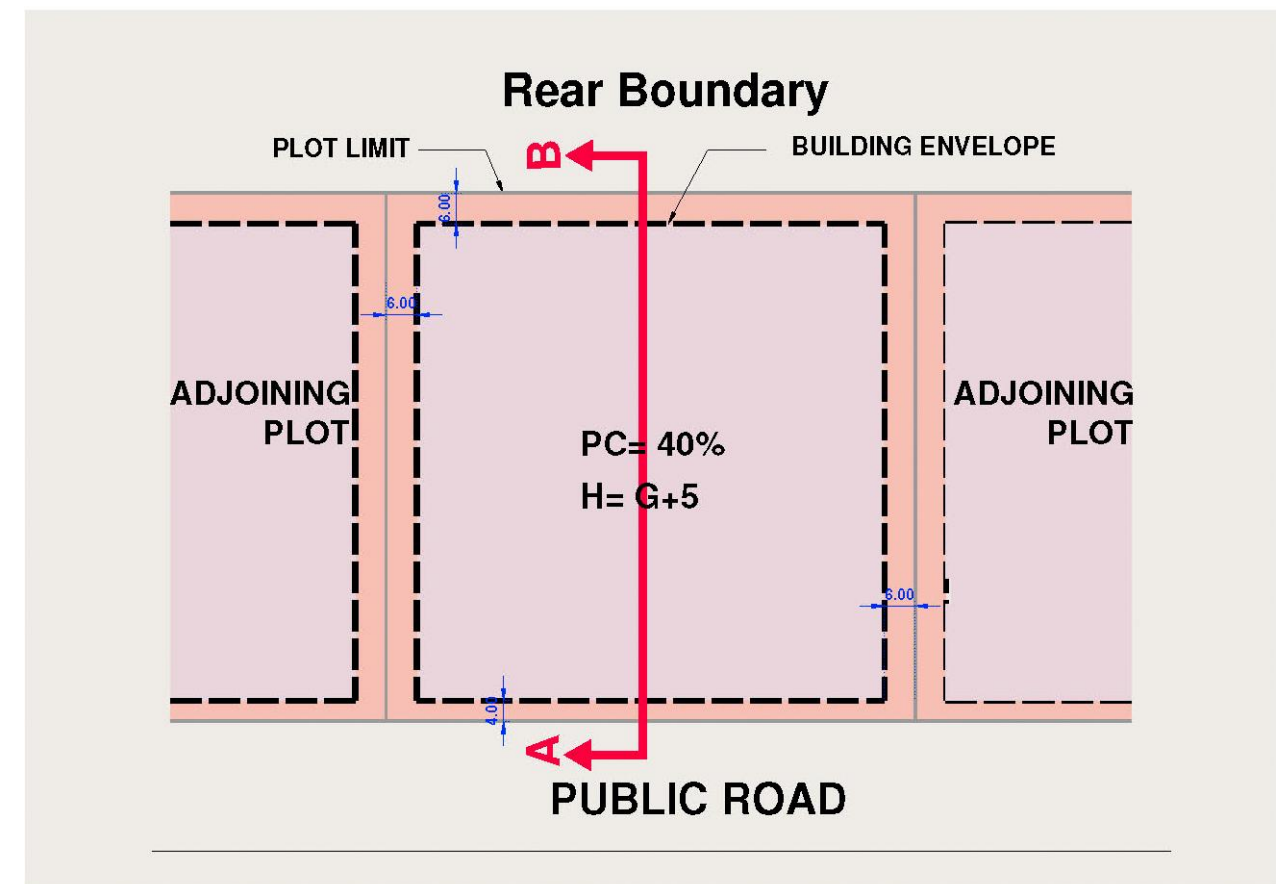
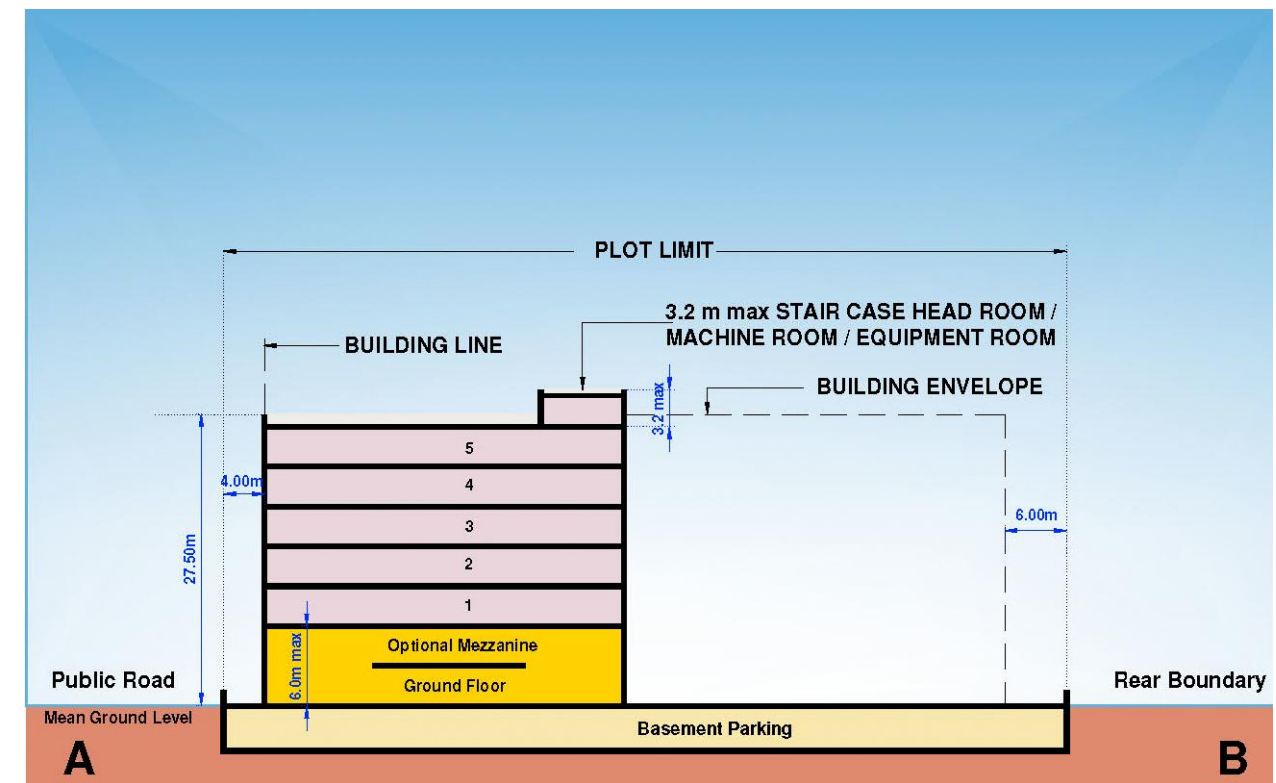


Plate 2 - Zone "O3"