



3.0 PROJECT DATA - PHASES 1 & 2

3.1 General Development Data

The initial Phase of Business Bay will be formed from 373 hectares of vacant land that lies between two of Dubai's main transport arteries, Sheikh Zayed Road and Al Khail Road.

The Phase supports over 80 million square feet of mixed use development comprising offices, residences, hotels, retail and community uses, on 150 hectares of individual land parcels.

The developable land parcels will occupy some 49% of the original land, with the remainder reserved for the Dubai Creek extension, roads and transport corridors, public utilities, institutions and community buildings and public open space.

Business Bay's average Floor Area Ratio of 5.48 on the developable land (2.28 on all land excluding Creek) will produce a high-density city centre. Typically, the city's medium height and tall residential and commercial towers will rise from interconnected podium structures which will contain arcades, retail uses, porte-cochères, entry lobbies and car parking.

Table 3.1 provides a summary of the land development budget.

Figures 3.1 to 3.4 show the Development Zones, plus summaries of the applicable Land Uses and Building Heights.