

2.0 GLOSSARY OF TERMS

AUTHORITY	Shall mean the Dubai World Central Corporation (DWCC) - Dubai South or any other entity delegated by Dubai South.
SERVICE AUTHORITY	shall mean the following entities for the projects within Dubai South : <ul style="list-style-type: none"> o Water & Electrical - DEWA o Waste Water – Dubai South o Storm water – Dubai South o Fire & LPG - Dubai Civil Defense o Telecom - Etisalat o District Cooling – Dubai South o Tetra Radio System - TRA o Police and Security - Dubai Police o Traffic Impact Study - RTA o Health, Safety & Environment – Dubai South o Height and Flight navigations – Dubai International Airport representing DCAA
REGULATIONS	The rules and statutes listed in this publication and other regulations issued by the “Authority” or any other rules issued in the future.
DEVELOPER	The lessee or his authorized agent who submits an application to the Authority on behalf of the lessee.
CONSULTANT	A locally registered consultant holding a valid consulting Engineers trade license from DED and registered with Dubai South
CONTRACTOR	A locally registered contractor holding a valid contracting trade license from DED for the type of works and classification therein and registered with Dubai South
PROJECT	The construction of a permanent building, any other civil work on a leased\ sold property including any modifications or installations in pre-built facilities.
PLOT	A parcel of land defined by clear boundaries and coordinates. “Plot Area” is the total area of a plot within the plot lines as measured on a horizontal plan.
PLOT FRONTAGE	The portion of the plot construed nearest to the street. All sides of a plot adjacent to streets shall be considered frontage.
PLOT LINE	Any line bounding a plot herein defined.

BUILDING

Any walled and roofed structure erected inside a plot above the ground level, used for living, working, storing or fabricating, and which abide to the conditions of the Planning Regulations of the plot.

SETBACK

The distance separating the building line from the plot boundary line that must be left free of building. A setback may be specified as mandatory; in which case it will define a built to line that all buildings must adhere to. A setback may be specified as a minimum setback and in this case, the building line may adhere to it or be setback a distance larger than the specified minimum. “Structure” denotes any constructed, erected material or combination of materials which requires being located on the ground or attached to something located on the ground.

BUILDING HEIGHT

The height of a building in meters measured from the finished sidewalk level to the top of the roof parapet or to the top of the coping tile of the pitched roof. The building height is measured along the midpoint of the building elevation facing the street that provides access to the plot. In cases where the plot is bounded by more than one street, the façade facing the main street, (or if not applicable, the façade having the longest frontage to the street) will be taken for reference.

BUILDING LINE

The vertical line that defines the outer face of the building façade. Decorative elements and cornices may project a maximum of 0.60m from the building line. Other projecting elements such as balconies must comply with current building regulations and specifications issued by Dubai Municipality.

GROUND FLOOR

The floor directly accessed from the finished level fronting the main entrance to the building. It can be at the same level as the ground level, higher by a maximum of 1.2m, or lower by a maximum 1.0m from the finished site level.

PODIUM

The lower part of a building acting as a base on which the upper part, often a higher part of the building, is located. Podium may be used for commercial, recreational, offices and parking, while the upper building may be dedicated for residential, hotel and offices.

MEZZANINE FLOOR

A floor that can be accessed from the ground floor only and which covers a maximum of 60% of the ground floor area excluding communal entrances, stairs and lift areas. The minimum height of the Mezzanine floor has to comply with applicable Dubai Municipality Building regulations and specifications.