



## **Urban Planning Conditions of Residential Villas**

### **Article (1/11): Urban Planning Statement.**

- No residential private or investment villa maybe built unless the design is identical to the planning conditions described in the Urban planning Statement issued by Planning & Survey Directorate in the Emirate, which specifies the number of +, setbacks, heights, etc.

### **Article (1/12): Construction Ratio.**

- The construction area for residential villas of the ground floor must not be less than 20% of the total plot area and shall not exceed 45% of the same area, along with observing the setbacks.

### **Article (1/13): Number of Housing Units in the Plot.**

- No more than one housing unit maybe built on plot in non-investment areas whatever the plot area is unless authorized by the Planning & Survey Directorate. More than one housing unit maybe built in the residential areas classified as investment areas. The number of authorized units shall be according to the conditions of the Urban planning Statement issued by the Planning & Survey Directorate in the Emirate.

### **Article (1/14): Residential Annex Conditions.**

- Additional (ground) annexes only belonging to the residential villas maybe constructed for multi different usages like for example but not limited to garage, servants' rooms and external kitchen.
- The maximum limit of annex height must not exceed 4.2m. from the streets and pass ways. This height maybe exceeded for certain special usages and for technical reasons as per the concerned department discretion.
- A setback must be provided of no less than 3m. between the annex and the main building.
- If the Planning Department authorized the construction of an annex on the plot side, the air-conditioning sets must be internal and that the ventilation louvers must not be looking on the street.