

4.4.1 Sub-Zone “Ma”

4.4.1.1 Maximum Floor Area Ratio (FAR): 3.75

4.4.1.2 Minimum Setbacks (See plate 6):

- From main roads: no setback required for the podium, 12.00 meters setback required for all other floors situated above podium from the plot boundary.
- From adjoining plots: 3.00 meters for the podium, 6.00 meters for all other floors situated above the podium.
- From rear boundaries and service roads: 3.00 meters for the podium, 9.00 meters all other floors situated above the podium.
- Minimum separating distance between 2 buildings on the same plot: 12.00 meters.

4.4.1.3 Podium

- Maximum height of the podium including parapet: 7.50 meters.
- Maximum clear height of the ground floor: 6.00 meters

It is allowed to have a mezzanine floor as part of the ground floor provided that its total area is less or equal to 50% of the gross leasable area of the ground floor.

4.4.1.4 Maximum building height: 42.00 meters.

4.4.1.5 Minimum height of the roof parapet: 1.10 meters.

Figure: Plate 6 Sub-zone “Ma”

