

## 5.0 SITE AND SERVICES

### 5.1 Site access

- 5.1.1 Each serviced site must have access to all buildings and facilities situated on it. If required, internal roads may be provided and finished with interlocking blocks, with a minimum width of 4.50 m for the use of vehicles and designed to an adequate standard. Parking ramps should have a minimum clear width of 3.5 m.
- 5.1.2 The finished level of any paved road, parking or footpath should not be less than 150 mm above the finished level of the approach road to the site and shall have an adequate fall towards the approach road.

### 5.2 Utility Services

#### 5.2.1 Utility requirements:

The Developer shall provide within the plot boundaries the following:

- a) Water supply, sewerage and irrigation services to habitable parts of any building in compliance with the standards set out by the relevant Service Authorities.
- b) Electrical power distribution installations in compliance with the Regulations set out by the Service Authority (DEWA).
- c) Fire protection facilities shall be in accordance with the recommendations, requirements and specifications of the National Fire Protection Association, NFPA and approved by the Service Authority (Dubai Civil Defense).
- d) Storm water drainage and disposal, in accordance with the recommendations and regulations of the relevant Service Authority and Dubai Municipality. Provision of any utility and necessary reservation on any plot will require liaising between the customer and the responsible authorities.

Utility Services shall be designed and installed in accordance with the relevant Service Authority standards and regulations which includes, but not limited to the following:

- o DEWA standards and specifications
- o Municipality Regulations and Recommendations
- o Dubai Civil Defense requirements and approval

The developer has the right with the agreement of the relevant Authorities to do some works outside the plot boundaries in order to connect to the infrastructure networks.

#### 5.2.2 Water Supply

- a) Water supply installations shall comply with the relevant Service Authority (DEWA) standards and with the Authority requirements, the British Standards and/or the Uniform Plumbing Code (UPC) USA.
- b) Water storage tanks shall be provided for every serviced site to accommodate for both the fire protection and the daily domestic water demand requirement. The minimum capacity of any storage tank should not be less than one day supply for domestic water use and 90 minutes of coverage for fire protection use.
- c) The Developer shall submit a request for a service connection to the Service Authority (DEWA) documents upon completion of construction.
- d) All installations shall be subject to testing by the Service Authority (DEWA), in accordance with the relevant Regulations.
- e) Developers shall pay a one-time water connection charge and all other charges in application to the Service Authority (DEWA) Regulations.

#### 5.2.3 Wastewater

- a) Wastewater installations shall comply with the relevant Service Authority and DM regulations, the Authority requirements and British Standards.
- b) All chambers for the disposal of foul sewerage from any building shall be adequately vented and impervious to liquids internally or externally.
- c) Sewers must be of durable material and construction and watertight under all conditions. The internal diameter of any soil drain shall not be less than 150 mm.
- d) Service connection between the main inspection chamber of a serviced site and the public infrastructure shall be paid for by the Developer.
- e) All installations shall be subject to testing and approval of the Authority.
- f) Developers shall pay a one-time connection charge and all other charges thereof in accordance with Authority charges.

#### 5.2.4 Irrigation

- a) Irrigation for outdoor landscaped areas installations shall comply with the relevant Service Authority and DM regulations.
- b) All installations shall be subject to testing and approval of the Service Authority and the Authority.
- c) Irrigation of any outdoor landscaped areas shall be by the use of TSE water available from the relevant Service Authority.