

3 Land Use		
Permitted Uses		Prohibited Uses
3.1	Residential (Exclusively Villas)	<ul style="list-style-type: none"> Town House plots Apartment blocks or flats All other uses

4 Plot Development Regulations		
Element		Numerical, physical and spatial controls
4.1	Floor Area Ratio (FAR)	0.75
4.2	Built Up Area (BUA)	<ul style="list-style-type: none"> The FAR multiplied by the plot area provides the maximum allowable Built Up Area (BUA) for a specific plot. The Built Up Area (BUA) includes all the horizontal floor areas of the building measured from the exterior surfaces of the outside walls, including all enclosed air-conditioned spaces (at all levels including basement, if any) in addition to half of the areas of solid roofed balconies and terraces. The BUA calculation excludes car parking, ramp to basement, all utility rooms required by authorities or service providers, shafts, garage structure and uncovered balconies. Note: any enclosed spaces with no clear justified use; such as store or similar, shall be included in the BUA calculation.
4.3	Maximum Allowable Height	<ul style="list-style-type: none"> Finished ground floor level should not exceed 0.60m measured from curb. Floor to floor height shall not exceed 4.0m. Villas can be developed up to a maximum of 2 stories including ground floor (G+1 / 9.6m). Building datum line facing access road side should not exceed 9.60m measured from road curb level at middle of the plot frontage. Any elevation architectural feature shall be subject to review and assessment by Nakheel.
4.4	Setbacks	<ul style="list-style-type: none"> Roadside setback = 3.0 m Garage structures can be built at plot boundaries with 0.0 m setback Side setback = 2.0 m Backyard setback = 6.0 m In case of more than one villa proposal, the minimum distance between two consecutive units = 4.00 m <p>General:</p> <ul style="list-style-type: none"> The level of all setback areas to be kept not higher than 0.30m from gate level. Upper floor balconies may project up to 1.5m towards roadside and backyard side setback zones.
4.5	Allowable Plot Coverage	<ul style="list-style-type: none"> Maximum 60% of total plot area. Coverage extent is measured by projecting all structures above finished ground level onto ground level horizontal plane and excludes basement.
4.6	Basement	<ul style="list-style-type: none"> Covered basement can be extended beyond the setback limits (except ramp to basement, if any). As per Item 4.2, basement area shall be calculated towards BUA as per BUA definition. Underneath setback areas, basement cover slab shall not go higher than 0.30m from the gate level.
4.7	Ancillary Buildings	<ul style="list-style-type: none"> Subject to both design review & to Trakhees permissible structures.
4.8	Vehicular Access & Car Parking	<ul style="list-style-type: none"> The location of vehicular entry access and gate level at the plot boundary threshold for each building shall be as determined by Nakheel. The garage and access location must be designed accordingly. A minimum of two (2) car parking spaces per residential unit should be provided within the plot at the required setback
4.9	Infrastructure Provisions	<ul style="list-style-type: none"> Development shall not exceed the utility allocations assigned to the plot, and shall comply with the particular connection scheme as provided by Master Developer.
4.10	Amalgamation & Subdivision of Plots	<ul style="list-style-type: none"> Amalgamation or subdivision of plots is upon Master Developer approval and the applicable fees. Original development controls remain applicable.

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