

### 3. GENERAL PLANNING REGULATIONS

Logistics City is situated West of Dubai World Central (see figure 2), adjacent to the southern runway, taxiway and aprons. Dubai Logistics City (DLC) is strategically located beside Al Maktoum International Airport, adjacent to one of the largest container handlers, Jabel Ali Port and Free Zone. DLC is the state-of-the-art multimodal logistic hub with direct access to the airport, seaport and regional road network. The DLC is mainly comprised of Forwarders Area, Light Industrial Units, Air Cargo Terminals, and Contract Logistic & Industry Area along with other ancillary facilities.

#### 3.1 General Provisions

The Regulations described in this document apply to developments within the DWC- Dubai Logistics City. These shall be applied along with the current Building Regulations and Specifications issued by Dubai Municipality.

- 3.1.1 Within the Logistics City, all land plots are determined as in the Land subdivision plan. Plots shown on these plans cannot be subject to further subdivision, however, two or more adjoining plots not separated by the public domain (road, easement, footpath, open spaces...) and pertaining to the same owner, may be grouped after obtaining special permission from the Authority.
- 3.1.2 Every individual building must be connected to the internal utility networks provided by the Authority.
- 3.1.3 In the office buildings, all mechanical equipment, water tanks and other technical installations located on the flat roofs of the office buildings must be screened from the external views by means of shading devices and perforated and/or ventilated screens. The maximum height of the roof parapet (opaque or transparent) is 4 meter, measured from the finish floor level of the top floor to the external top of the parapet. Screens (such as louvers, perforated panels, wire mesh, net, etc...) will be made of metallic products.

- 3.1.4 The following structures could be exempted from the restricted buildings height after prior approval of the Authority:
- Erection of Minarets of Mosques and domes.
  - Tent's pylons and towers designed exclusively for structure and for ornamental purposes.
  - Antennas of telecom utilities, private and public satellite receiving equipments installed on top of the roof floors, water tanks and similar structures
  - Any temporary construction structure, metallic poles and fair ground machines that have been approved by the Authority.
- 3.1.5 All buildings should be of good quality construction and architectural materials shall be in accordance with the Authority and in full compliance with, but not limited to, the following standard specifications or any equivalent standards approved by the Authority.
- o ASTM: American Society for Testing and Materials
  - o NFPA: National Fire Protection Association
  - o ANSI: American National Standards Institute
  - o BS: British Standard
  - o UBC: Uniform Building Code
  - o UL : Underwriters' Laboratories Inc.
  - o FM: Factory Mutual
- 3.1.6 All plots must be suitably landscaped to:
- Provide attractive and pleasant appearance
  - Contribute to the relief of heat, noise, dust and glare through proper placement of green planting
  - Provide visual privacy, in which significant trees are to be planted adjacent to boundaries, acting as a buffer zone.
  - Provide a natural shading device
- 3.1.7 All the installations and Buildings to follow Green Building Norms all through design to operation as stipulated by Government of Dubai.