



Al Furjan 442 Villa Plots Short Form Development Control Regulations (SF-DCR)

1 Purpose

This document sets the development regulations for the 442 Al Furjan Villa individual plots. All Concept Building and Detailed Design are to be submitted to Nakheel for review and approval.

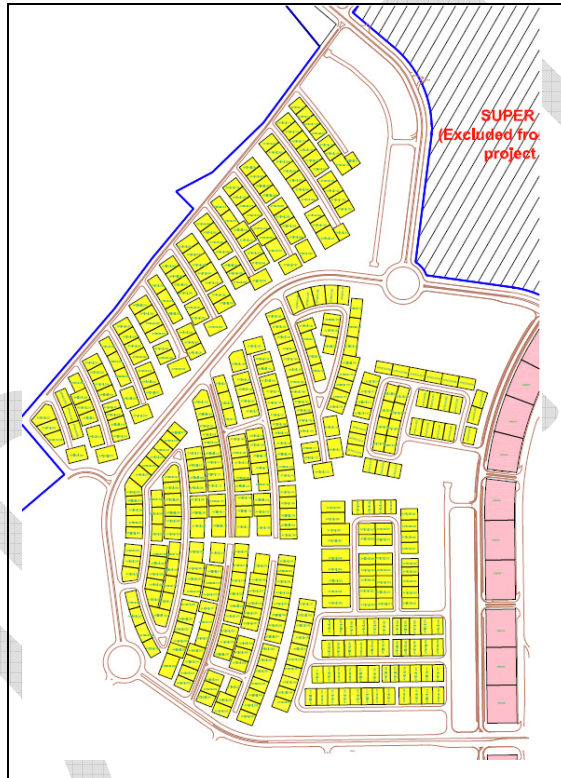


Figure 1: Location Plan

2 Intent

The Short Form DCR is intended to provide the necessary design advice to the plot developers, and to act as a reference framework for review and approval of individual proposals. All controls included herein this document are sought to strike the optimum balance between interest of individual villa builders and collective benefit of the communities created there.

The Villas developed in Al Furjan are to be low density residential in nature and reflect the prestigious nature of Al Furjan Community. Refer to item 3 hereunder for permitted and prohibited uses. Each villa development should incorporate best practice design taking into consideration the unique environment and allows for design excellence and incorporate sustainable outcomes where possible.

Sustainable design is encouraged and should incorporate green and energy efficient building design principles to help mitigate environmental impacts. These shall include but are not limited to the following:

- Site planning and treatment.
- Passive building design methods such as building orientation, fenestration, shading, building envelope and ventilation techniques.