

The land use budget within DLC is mainly comprised of about 60% of Light Industrial Units (LIU) and warehousing and 8% of mixed uses (Open space, Office/ Retail and community facilities). The remaining 32% area distributed between roads, exhibition hall, hotel and utilities etc. (see figure 3)

The DLC is comprised of the following main components: (see figure 5)

1. DLC Headquarters and Office Park (Zone O)
2. Forwarders Area (Zone F)
3. Light Industrial and Warehousing Area (Zone W)
4. Staff Village (Zone B)

DLC layout is structured fully utilizing the grid layout system. Major part of the DLC consists of light industrial and warehousing. Zone "O" consists of DLC Headquarter office park and office strip. It covers an approximate area of 133ha. The Headquarter building area is designed in a crescent form with 18 office buildings and a site dedicated for a convention centre in addition to two hotels and number of smaller sites for banks and insurance companies.

The largest area of DLC is dedicated to the Zone "W" which, comprises of an area of approximately 1,250ha. The layout is based on "super blocks" which is further subdivided into variable number of plots to cope with the varying future demand of LIUs and warehousing. Zone "W" will have an estimated employment of 60,000.

The last zone of DLC is occupied by Zone "F" which covers an approximate area of 385ha. This zone consists of shared agents' buildings and independent plots dedicated for forwarders.

Zone B, the DLC Staff Village provides a unique and desirable living environment with all necessary community facilities such as Juma Mosque and two local mosques and amenities including civil defence plot and sizeable open spaces (1.5 hectares). The Community Centres (dining halls, TV lounges) provided with each building of Labour and junior housing, and one for every two buildings of senior housing.

The Central Plaza (plot area of approx. 3.7ha) forms the heart of the village with a variety of functions such as post office, health care centre Restaurants, Movie

Theatre, Grocery Shops, Barbershop, Staff village management offices, shops, financial and internet services.

DLC components will have Free Zone and bonded area status. The majority of the site falls in the bonded area, which includes the Forwarders Area, Light Industrial Units and Warehousing area and truck parking and Maintenance Zone.