



**Summary of main Residential Building Regulations for "Al Khuzama and Al Nafel Villas"**

1. Permitted Uses	<p>1.1 Residential Villa (B+G+1+P)</p> <p>1.2 Majlis (G)</p> <p>1.3 Ancillaries (G)</p> <p>1.4 Max. number of dwelling unit is 1 villa per individual plot; Amalgamated plots have a max. number of villas up to the number of the original individual plots.</p>
2. Villa Design	<p>2.1 No restrictions on the architectural style, being preferred the "Traditional", "Mediterranean", "Classic", or "Contemporary" styles.</p> <p>2.2 The main color of the façade must be pale or pastel, preferably white, beige, or its gradients. Other proposed colors shall be subject to QD approval</p>
3. Villa Orientation	<p>3.1 In general, front side of the villa to be considered from vehicular access side</p>
4. Area Calculation	<p>Method for Gross Floor Area (GFA) calculation:</p> <ul style="list-style-type: none"> <li>GFA includes, in general, the building's total floor area, above and below ground. It is measured to the outside perimeter of the exterior walls, including but not limited to: shafts, non-AC rooms, MEP rooms, storage areas, covered balconies, covered villa's entrance, AC/non-AC stairs &amp; and any covered areas in the internal courtyard.</li> <li>GFA excludes: non-AC car parking areas, &amp; non-habitable architectural features, Stair void, elevator void, penthouse water tank and double height voids.</li> <li>Note: Owners have the option whether to update from the current FAR (85%) into the new Additional FAR (100%), or to keep it as per the current approved Sales &amp; Purchase Agreement (SPA). However, the parcel plan shall be updated If the owner choses to upgrade into new Additional FAR(100%).</li> </ul>
5. Covered Area	<p>5.1 All buildings: Max. 50% of plot area.</p> <p>5.2 Penthouse: Max. 70% of first floor's roof area including the water tank room provided that it is covered as per the standard specifications and regulations.</p> <p>5.3 Ancillary Buildings and Majlis: Max. covered length 50% of plot side.</p>
6. Access	<p>6.1 Vehicular: As per actual existing location, with max. gate height of 4m, and 2m recessed</p> <p>6.2 Pedestrians: In general, only one access per villa is allowed, and to be located on the front side of plot, with a max. width of 1.8m, max. gate height of 4m, and 1m recessed.</p> <p>6.3 Majlis: Only one access is allowed which must be located on the front side of plot, with max. width 1.8m.</p> <p>6.4 Driver room can have pedestrian access to the street with minimum of 1.4m recessed, and door should not face the street also access shall be connected with open to sky court with minimum width 1.40m. In this case, maximum area for the driver room is 45m<sup>2</sup>.</p>
7. Min. Setback	<p>7.1 Villa: 5m from front side, 3m from the other sides</p> <p>7.2 Penthouse: 3.00 m setback from the front, street, and any public areas. And 1.50 m setback from the neighbor side and can have zero setback if no windows. Any setback deviations may be considered on a case-by-case basis.</p> <p>7.3 Basement: Extent should be limited to the ground floor footprint. Deviations may be considered on a case-by-case basis.</p> <p>7.4 Ancillary Buildings (except Majlis, driver room, and garbage room) should have, a minimum setback of 5m from front side.</p> <p>7.5 Majlis with pedestrian access to the street should have a minimum 2m setback between Majlis access and plot access.</p> <p>7.6 All ancillaries' external walls must be independent from the roadside and garden side's boundaries.</p> <p>7.7 All ancillaries: Setback between villa and ancillary buildings can be 1/5 times the length of the corridor and in all cases shall not be less than 1.2m, and a maximum of 3 linear meters of the corridor can be covered from the top for shading.</p> <p>7.8 All ancillaries: All of windows and fan's ducts must be opened to inside the plot.</p>



	<p>7.9 Swimming pool: 1.5m from external plot boundary.</p> <p>7.10 Car ramp: Minimum ramp width should be 3.50m and Ramp is allowable to start immediately after the vehicular entrance recess with the following conditions:</p> <ul style="list-style-type: none"> <li>- Vehicular entrance recess should not be less than 2m.</li> <li>- Ramp slope should start with 5% transition slope. <ul style="list-style-type: none"> <li>• Ramp can be without setback from the neighbor side provided that, the following note should be indicated on Architectural drawings: <i>Ramp construction at site must be constructed within the plot boundary and will not have any impact by any means on the neighbor's plot including any existing facilities. In addition, it is the ultimate responsibility of the Owner and his team, the Consultant supervisor and Contractor, to undertake a site inspection survey to identify risks and put forward measures to mitigate those risks, ensure a safe execution of the proposed works without any damage to any permanent or temporary features in the vicinity of the proposed excavation.</i></li> </ul> </li> </ul> <p>7.11 Courtyard at Basement Level: 1.5m is required from plot limit only if the plot topographic levels are not complying with the proposed courtyard level.</p>
8. Maximum heights	<p>8.1 Main villa: 15m measured from the average curb level from the front side to the highest point of the villa. Parapet height for accessible roof shall be between 0.9m and 1.8m</p> <p>8.2 Majlis: 5m measured from the average curb level from the front side to the highest point of the Majlis. Min. parapet height is 0.80m</p> <p>8.3 Ancillaries: 4m measured from the yard level to the top parapet of the building. Min. parapet height is 0.80m.</p> <p>8.4 Boundary wall: between 2.5m and 3m measured from curb level</p>
9. Neighbor Privacy	<p>9.1 Appropriate design is required to ensure neighbor's privacy. A 1.8m high solid parapet wall is required for all balconies, terraces, or sitting areas that are overlooking immediate neighboring plots.</p>
10. Topographic Levels	<p>10.1 Appropriate design is required to maintain existing plot topographic levels. Yard levels can vary up to (+/-) 0.5m.</p>
11. Car parking	<p>11.1 Min. 2 spaces per villa</p> <p>11.2 Min. size 2.65 x 5.8m.</p>
12. Garbage Room	<p>12.1 Design of garbage room must be compliant with the District Design Guidelines. (Ref. Planning and Design Guidelines, North Residential Villas and Waterfront Residential Villas Districts, page 93, 2.5.1)</p>
13. Infrastructure Layout	<p>13.1 It is the consultant's responsibility to ensure that proposed design submittal is compliant with the as-built infrastructure network.</p>
14. Safety Requirements	<p>14.1 It is the consultant's responsibility to ensure that proposed design submittal is compliant with all applicable safety codes and standards.</p>
15. Service Equipment	<p>15.1 It is the consultant's responsibility to ensure that all MEP equipment (water tank, AC, heater, satellite dishes, etc.) are not visible from any side.</p>

NOTE: This document is a simplified version for the most frequently used regulations regarding Al Khuzama and Al Nafel Villas and complements both the approved Planning and Design Guidelines and the current version of the Parcel Sheet. The regulations and guidelines established on these three documents constitute, cumulatively, the full regulations that must be complied. In case of any contradiction between any of these documents, the current Plot Regulation Sheet is prevalent, followed by this document.