

Summary of Residential Villa Regulations for “Qetaifan Island South ”

1.	Permitted Uses	1.1	Residential Low density
		1.2	Majlis (B+G)
		1.3	Ancillaries (B+G)
		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.
2.	Villa Design	2.1	The architectural style, being preferred the “Mediterranean” styles.
		2.2	The main colour of the façade must be pale or pastel, preferably white, beige, or its gradients. Other proposed colours shall be subject to QD approval.
3.	Villa Orientation	3.1	In general, front side of the villa to be considered from vehicular access side
4.	Area Calculation		Method for Gross Floor Area (GFA) calculation:
		4.1	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 & and any covered areas in the internal courtyard.
		4.2	GFA excludes non-AC car parking areas, & non-habitable architectural features, Stair void, elevator void, penthouse water tank and double height voids.
			Note: Owners have the option whether to update from the current FAR (80%) into the new Additional FAR (95%) available free of charge and FAR above 95% up to a maximum of 105% will allowed, subject to payment of 1800 QR per SQM., or to keep it as per the current approved Sales & Purchase Agreement (SPA). However, the parcel plan shall be updated If the owner choses to upgrade into new Additional FAR.
5.	Covered Area (Except Premier Villa and Townhouses)	5.1	All buildings: Max. 45% of plot area.
		5.2	Penthouse: Max. 70% of first floor's area and it shall include all covered outside terrace / sitting areas (fully covered, semi covered, light structures, pergolas, gazebos, etc).
		5.3	Ancillary Buildings and Majlis: Max. covered length 30% of plot side and total GFA shall not exceed 10% of the total allowable GFA.
6.	Access	6.1	Vehicular: As per actual existing location, with max. gate height of 3.5m, and 2m recessed.
		6.2	Amalgamated plots: At least one of the vehicular entrances shall have 2m recess in case of amalgamated Villa plots
		6.3	Pedestrians: In general, only one access per villa is allowed, and to be located on the front side of plot, with a width between 1.2 -1.4 m, max. gate height shall not exceed the vehicular access gate height.
		6.4	Majlis: Only one access is allowed which must be located on the front side of plot, with max. width 1.8m.
		6.5	Driver room can have pedestrian access to the street with recessed, and door should not face the street
7.	Minimum Setback	7.1	Villa: Refer to the specific plot sheets.
		7.2	<u>Penthouse</u> Front setback: Refer to the specific plot sheets. Side setback: Minimum 1.5 m setback from roof edge on neighbour's side or can have zero setback from roof edge with non-habitable windows or no windows on neighbour's side.
		7.3	Basement of Villa: Basement boundary can exceed the ground floor footprint up to minimum 1m setback from plot limit. Majlis and other ancillaries: Extent should be limited to the ground floor

			footprint. Deviations may be considered on a case-by-case basis.
		7.4	Ancillary Buildings (except Majlis, driver room, and garbage room) should have, a minimum setback of 5m from front side.
		7.5	Majlis with pedestrian access to the street should have a minimum 2m setback between Majlis access and plot access.
		7.6	All ancillaries' external walls must be independent from the roadside and garden side's boundaries. However, Majlis with zero setback on the street side does not need to have a double wall.
		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.
		7.8	All ancillaries (except majlis): All of windows and fan's ducts must be opened to inside the plot. Majlis: Majlis windows can be opened to the street provided that Majlis windows sill height shall be not less than 90cm.
		7.9	Swimming pool: 1.5m from Streets, Sikka/open spaces and neighbours*. Swimming pool setback from the neighbours can be reduced to zero if the owner undertakes that they take responsibility for the safety and any consequences, without any liability on the municipality/ other authorities.
		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: - Vehicular entrance recess should not be less than 2m. - Ramp slope should start with 5% transition slope. * 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 nothave 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 Consultantsupervisor and Contractor, to undertake a site inspection survey to identify risks and putforward measures to mitigate those risks, ensure a safe execution of the proposed workwithout any damage to any permanent or temporary features in the vicinity of theproposed excavation.</i>
		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.
8.	Maximum heights	8.1	Main villa: Refer to the specific plot sheets.
		8.2	Majlis: 5.5m measured from the average curb level from the front side to the highest point of the Majlis. Min. parapet height is 0.80m*.
		8.3	Ancillaries: 4.5m measured from the yard level to the top parapet of the building. Min. parapet height is 0.80m*.
		8.4	Boundary wall: must be between 2.5m and 3.5m measured from curb level.
9.	Neighbour Privacy	9.1	Appropriate design is required to ensure neighbour's privacy. A 1.8m high solid parapet wall/screen is required for all balconies, terraces, or sitting areas that are overlooking immediate neighbouring plots.
10.	Topographic Levels	10.1	Appropriate design is required to maintain existing plot topographic levels. Yard levels can vary up to (+/-) 0.5m
11.	Car parking	11.1	Min. 2 spaces per villa

12.	Garbage Room	12.1	Townhouses : Dimensions to be Minimum 2m x 3.5m clear, to accommodate multiple bins. All others : Min size 1.5 X 2.5 with m in height cannot be higher that the boundary wall
13.	Infrastructure Layout	13.1	It is the consultant's responsibility to ensure that proposed design submittal is compliant with the as-built infrastructure network.
14.	Safety Requirements	14.1	It is the consultant's responsibility to ensure that proposed design submittal is compliant with all applicable safety codes and standards.
15.	Service Equipment	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.
16.	GSAS Requirements	16.1	Villas shall comply with the prescribed GSAS 2 Star Checklist requirements.
		16.2	GSAS Incentive GFA is not applicable for Villas.
17.	Natural Lighting and Ventilation	17.1	Windows are not compulsory for bathrooms if a mechanical system is used for ventilation.

NOTE: This document is a simplified version for the most frequently used regulations regarding Qetaifan Island South 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.