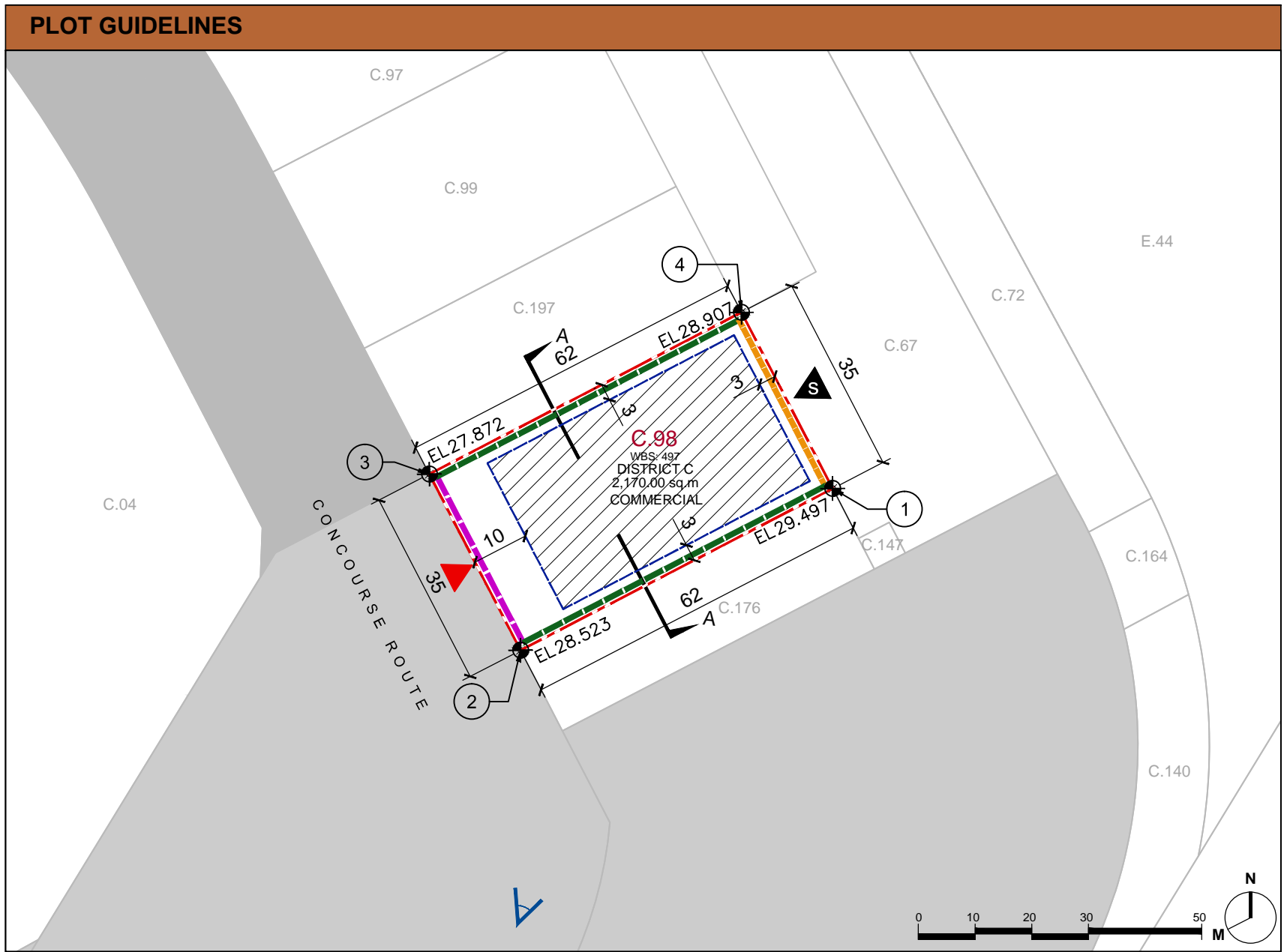
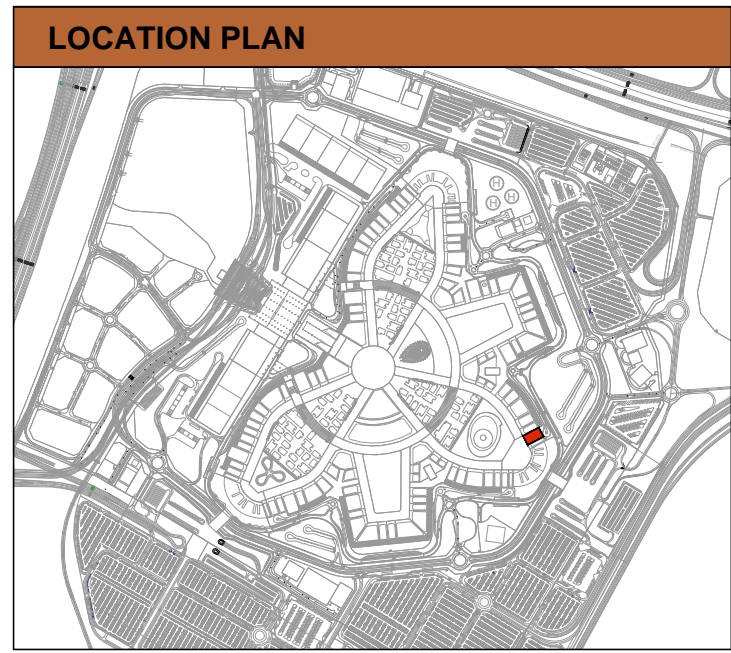
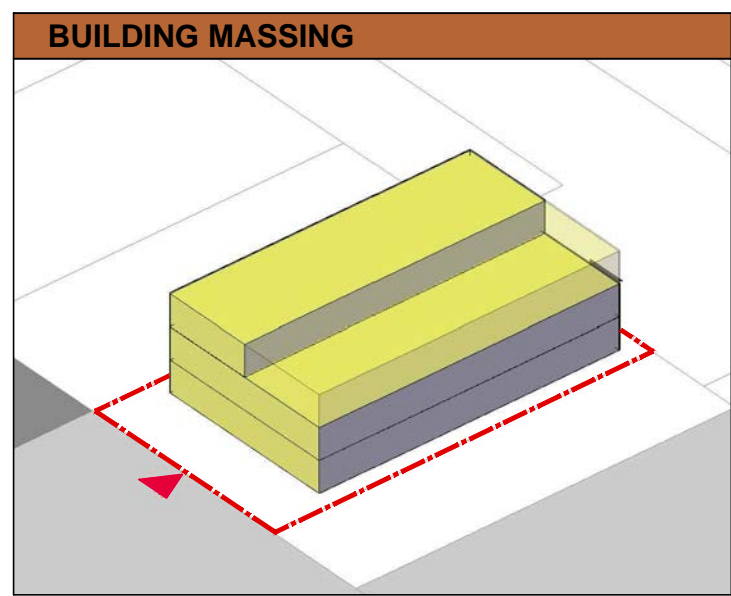


| PLOT DETAILS | |
|---------------------------|------------------------------------|
| LAND USE | COMMERCIAL |
| BUILDING TYPOLOGY | SELF BUILD PAVILION COUNTRY MEDIUM |
| PLOT AREA M2 | 2,170.00 sq.m |
| MAXIMUM BUILDABLE ZONE | 1,421.00 sq.m |
| INDICATIVE GFA (RICS) | 3,797.50 sq.m |
| INDICATIVE GFA (DM) | 3,493.70 sq.m |
| INDICATIVE FAR (RICS) | 1.75 |
| MAXIMUM PLOT COVERAGE | 70% |
| ASSIGNED BUILDING HEIGHT | 15 m |
| MAXIMUM NUMBER OF FLOORS | 3.0 |
| NUMBER OF BASEMENT LEVELS | - |



- ### DESIGN NOTES
- REFER TO 'SELF BUILD PAVILION GUIDELINES' WHERE APPROPRIATE FOR DESIGN GUIDES & CONTROLS
 - ALL DIMENSIONS AND COORDINATES ARE APPROXIMATE UNTIL FINAL SURVEY IS CARRIED OUT BY THE ORGANISER. ALL DIMENSIONS INDICATED ARE IN METERS.
 - HEIGHTS ARE INDICATIVE ONLY AND SUBJECT TO APPROVAL BY THE REGULATING AUTHORITY.
 - THIS PLOT SHEET IS IN DRAFT FORM AND IS SUBJECT TO CHANGE.
 - PLEASE REFER TO THE INFRASTRUCTURE FACT SHEET FOR THE LATEST UTILITY DEMANDS AND CONNECTION POINTS.
 - PLOT DETAILS IS BASED ON MASTER PLAN REF. 10002-DWG-H02000-MP-200003 REV.22 DATED APR.17 2017 AND MAY BE SUBJECT TO MINOR CHANGES.
 - INFRASTRUCTURE ALLOCATION IS BASED ON DM GFA DEFINITION.
 - PARTICIPANTS SHOULD ABIDE BY DUBAI MUNICIPALITY CODE AND STANDARDS, INCLUDING SUBMISSION FOR BUILDING PERMITS.
 - MAXIMUM PERMISSIBLE PLOT HEIGHTS ARE DEFINED BY AVIATION HEIGHT LIMIT (OBSTACLE LIMITATION SURFACE).



DEFINITIONS

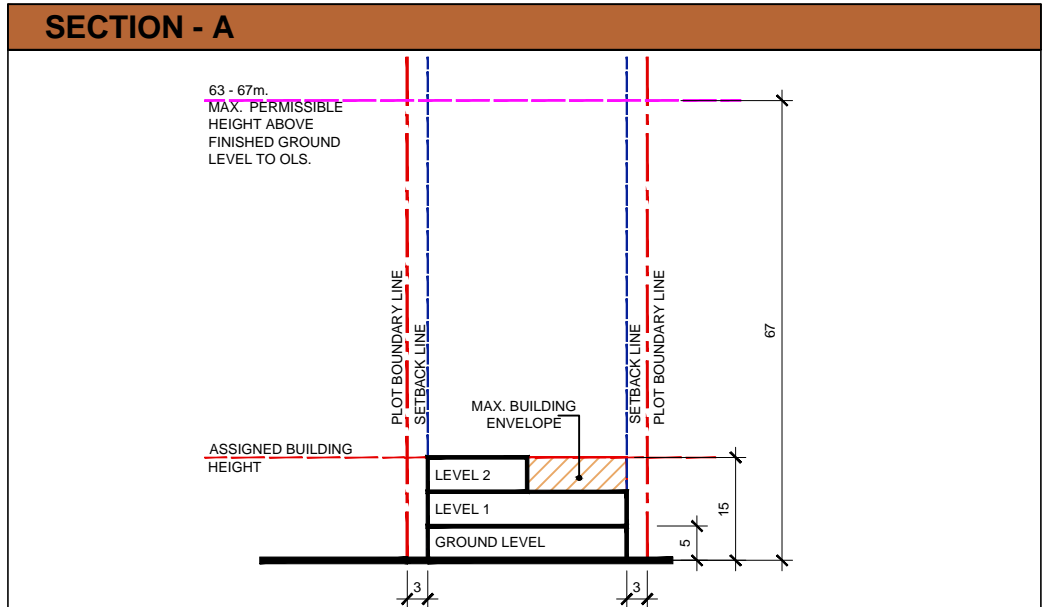
| | |
|-------------------------|--|
| GROSS FLOOR AREA | EQUAL TO THE GROSS INTERNAL AREA DEFINED BY THE RICS CODE OF MEASURING PRACTICE 6TH EDITION. |
| GROSS INTERNAL AREA | DEFINED BY THE RICS CODE OF MEASURING PRACTICE 6TH EDITION. |
| FLOOR AREA RATIO (RICS) | DEFINED BY DIVIDING THE GROSS INTERNAL AREA DEFINED BY THE RICS CODE OF MEASURING PRACTICE 6TH EDITION. |
| FLOOR AREA RATIO (DM) | THE RATIO RESULTING FROM DIVIDING THE TOTAL BUILT UP AREA OVER THE TOTAL PLOT AREA. AREAS EXCLUDED FROM THE CALCULATION OF THE TOTAL BUILT UP AREA AS PER DM DEFINITION. |
| PLOT COVERAGE | EXTENT OF PLOT COVERED BY THE BUILDING(S) OR STRUCTURE AND THIS IS EXPRESSED IN TERMS OF PERCENTAGE. IT IS A RATIO OF THE BUILDING FOOTPRINT AREA OVER THE PLOT AREA. |

PLOT COORDINATES TABLE

| POINT | EAST | NORTH |
|-------|------------|-------------|
| 1 | 482144.649 | 2761492.474 |
| 2 | 482089.607 | 2761463.935 |
| 3 | 482073.502 | 2761495.009 |
| 4 | 482128.543 | 2761523.548 |

KEY

- PLOT BOUNDARY LINE
- SETBACK BUILDING ENVELOPE
- BUILDABLE ZONE
- MAX. BUILDING ENVELOPE
- MAX. PERMISSIBLE HEIGHT BY OLS
- MAIN PUBLIC ENTRANCE
- SECONDARY ACCESS / SERVICE ACCESS
- PLOT COORDINATES
- VIEW ANGLE - MASSING
- PUBLIC STREET EDGE
- SERVICE EDGE
- SHARED EDGE BETWEEN PLOTS



CONSULTANT

MASTER PLAN INFRASTRUCTURE

PROJECT TITLE

H02-URBAN PLANNING & PUBLIC REALM CONSULTANT

DATE

MAY - 2017

CLIENT

PROGRAMME MANAGEMENT CONSULTANT