

D9

DEVELOPMENT CONTROL REGULATIONS



D9. Development Control Regulations

D9.1. Master Plan/Precinct Design Regulations and Guidelines Overview

D9.1.1. Master Plan/Precinct Design Regulations and Guidelines

The following breakdown is an overview summary of the sections covered in this chapter.



Figure 9.1 DCR Overview

GLOSSARY

This section provides definitions of abbreviations, terms and phrases including definitions of land use categories to be used consistently throughout the Development Control Regulations.

The glossary aims to provide concise, clear, plain English definitions for terms and phrases to provide transparency.

The following are the definitions of administrative and technical terms provided to assist the users in their interpretation of the Master Plan. Any discrepancies with the terms used within this document should be referred to the Glossary as a first step, with clarification requested from the Development Control Authority if further information is required. Assumptions for any terms used will not be permitted.

For the purpose of these Regulations, certain terms or words used herein shall be interpreted as follows. The word “person” includes a firm, association, organization, partnership, trust, Company, or

cooperation as well as an individual. The present tense shall be constructed to include the future tense, the singular number shall include the plural number, and the plural number shall include the singular.

Directorial statement words include the following:

- › ‘Shall’ statements: define what is mandatory to be provided to comply with the Development Regulation (Control)
- › ‘Should’ statements: define what is recommended to be provided to comply with the Development Guidelines.
- › ‘May’ statements: define what is discretionary to comply with the Development Guidelines.
- › The GFA definition applicable to this development shall be according to [Abu Dhabi Capital Development Code](#) dated September 2022.

Description	Definition
Tables 17.1 Glossary	
Access or Access way	› A way of approaching or entering a property
Active Frontage Location	› A built form edge or extent of land which is a design requirement (within a plot boundary) abutting on a street or open space. This is a mandatory frontage for retail usage within the plot. It should include uses which generate pedestrian interest and activity, especially retail stores and restaurants, as well as entertainment, personal service businesses, arts and cultural uses, theatres and pedestrian amenity areas, and other similar uses.
Adjacent Land	› Land neighbouring to an identified natural feature or function or resource.
Advertising structure	› A structure of any kind or character erected or maintained for outdoor advertising sign may be placed.
Alley (Sikka)	› (See Road)
Amenity Area or Space	› The area either public or private situated within the boundaries of a plot or a development site intended for recreational purposed, such as landscaped areas, patios, swimming pools, play areas and similar uses.
Ancillary Building (Villas)	› Ancillary building include uses such as parking (structured / open), driver room, driver bathroom, water tanks, MEP utilities, Garbage room, outdoor toilet, outdoor shower and light weight structure elements such as pergolas, cabanas, etc with a maximum height of 4m.
Ancillary Setback Zone	› Ancillary setback zones are common open space connection zones shared between plots to ensure open space connectivity. Built form should be developed with respect to the typology grouping. Ancillary setback zones may be calculated towards the minimum Open Space provided.
Architectural Concept	› The basic aesthetic idea of a building or group of building or structure, including the site and landscape development that produces the architectural character.
Architectural Feature	› A prominent of significant part or element of a building, structure or site.
Architectural Feature, Exterior	› Those features which are important to or expressive of the architectural quality and integrity of the structure and its setting and which include, but are not limited to building material, detail proportion, rhythm, scale, setting, shape and workmanship.
Arterial Road or Street	› (See Road)
Attached Building	› A building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.
B	
Balcony	› A outdoor area, raised above the ground, directly accessible from within the building and open except for a balustrade on at least one side
Basement	› That portion of a building fully or partly underground.
Bedroom	› A private room planned and intended for sleeping purposes, separable from other rooms by a door.
Bikeway	› A pathway separated from streets and sidewalks and designed to be used by bikers
Block	› Multiple plots contained within the boundaries of a set of public roads, right of ways, etc.
Buffer Area/Strip	› Open spaces landscaped areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances



Description	Definition
B	
Buffer Zone	› A strip of land established to protect one type of land use from another with which it is incompatible. Buffers are usually landscaped and may or may not have a wall or fence.
Building	› A structure which has one or more floors and a roof and which is permanently affixed to the land.
Built up Area (BUA)	› The sum of Usable Areas Circulation Areas, Service Areas and Balcony Areas plus the area of all factored non and semi enclosed areas equal the built up area of a building.
Built Up Area Calculation	› Built up area or construction Area for cost calculation determined by the slab area measured to the exterior surface of the exterior walls, excluding all shaft openings and any type of slab void, balconies terraces, arcades, porches, garages, open courtyards, and building surrounds within the plot boundary such as roads, landscape, and hardscape surfaces to included but each identified separately: - Usable Area: Total area of all enclosed spaces fulfilling the main functional requirements of the building for occupant use, including and not limited to service areas such as guard rooms, workshops, locker rooms, janitors, closets, storerooms, and the total area of all toilets and washroom facilities. - Circulation Area: Total area of all enclosed spaces which is required for physical access to subdivisions of space such as and not limited to corridors, elevator shafts, escalators, fire towers or stairs, stairwells, elevator entrances, public lobbies. - Service Area: Total area of all enclosed spaces designed to house mechanical and electrical equipment and utility services such as and not limited to mechanical and electrical equipment rooms, duct shafts, boiler rooms, fuel rooms, and mechanical service shafts - Balcony Area: Total area of an open or covered platform attached to an upper floor of a building, projecting from or recessed into the face of the wall and protected by railing or balustrade; accessible from an adjacent room
Building Coverage	› (See Plot Coverage)
Building Frontage	› Main entrance for pedestrian ingress and egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification, shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage.
Building Setback	› The least horizontal distance permitted between a plot line of a plot and the nearest portion of any building envelope on such lot
Building Envelope	› The three dimensional space within which a structure is permitted to be built on a plot defined by plot regulations such as permissible height, setbacks, building coverage, etc.
Bus Bay	› An area at which passengers may board or disembark from a bus and may include bus bays and bus shelters
C	
Canopy	› A roof-like structure of a permanent nature that projects from the wall of structure and overhangs the public way sheltering a platform, sidewalk and entrance to a building.
City	› A large and densely populated urban area; may include several independent administrative districts.
Classification	› Division of uses or activities into groups or subgroups for regulatory purposes.
Cluster Development	› A development design technique that locates buildings or related land uses on a site.

Description	Definition
Cohesiveness	› Unity of composition between design elements of a building or group of buildings and the landscape.
Collector Street	› (See Road)
Common Wall	› A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be mutually common to both dwelling units.
Community	› An area in a district that has distinctive characteristics and comprise of different land uses and neighbourhood.
Compatible	› A building, structure, activity or use that blends with, conforms to, or is harmonious with the surrounding ecological, physical, visual or cultural environment.
Complementary Uses	› Additional uses in close proximity to a use that have the effect of supplying a use with services to accompany and complement the primary use.
Concept Master Plan	› A document that describes briefly a project's vision, goals and objectives.
Conforming	› A use which falls within the uses permitted in and conforms to all the regulations set out for the zone in which the use, building or structure is located.
Coverage	› (See Plot Coverage)
Cross Section	› A drawing showing the different section of a road and service corridors.
Curb Cut	› The opening along the curb line, exclusive of handicap ramps, at which point vehicles may enter or leave the street.
Curb	› A stone, concrete or other improved boundary, usually marking the edge of the roadway or paved area.
Community Facility	› Facilities used by local communities for leisure and social purposes, including community centres and meeting places, community halls, community learning, adventure play centres and leisure centres.
Chamfer	› A corner or edge that is cut at an angle or bevelled.
D	
Demand Calculation	› A table showing in details the demand calculation of each utility and which criteria it was based on.
Density	› The ratio of intensity of developed area to total land area.
Detached Building	› A free-standing building that does no adjoin any other building on an adjoining plot and where all sides of the building are surrounded by yards or open areas within the plot.
Detailed Master Plan	› A Detailed Master Plan (DMP) incorporates all of the findings at the preliminary stage. The document provides detailed data on all the required information and provides clear strategy on how to achieve the master plan goals.
Development	› Construction, erection or placing of a building or structure; the making of a significant addition or alteration to a building or structure, a significant change in use or in intensity of use of any building, structure or premises; activities such as site-grading, excavation, removal of topsoil or peat, or the placing of dumping of fill; and drainage work excluding the maintenance of existing municipal and agricultural drains.
Developer, Master	› A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive.
Discharge, Storm-Water	› The discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment.

Description	Definition
Discharge, waste-water	› Liquid waste discharged from domestic, agricultural or industrial sources, or from associated treatment facilities.
District	› A region marked off for administrative or other purposes within a city and comprises of several communities.
Drive or Driveway	› (See Vehicle Access)
Duplicate Site Plan	› A copy of existing Site Plan to replace a lost or misplaced original Site Plan.
Dwelling Unit	› One or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.
Demarcation	› The act of marking off a boundary or setting a limit.
E	
Easement	› The right of a person, government entity or public utility company to use public or private land owned by another for a specific purpose
Environment	› Air, land or water, plant and animal life, including man; the social, economic and cultural conditions that influence the life of man or a community; any building, structure, machine, or other device or thing made by man; any solid, liquid, gas, odour, heat, sound, vibration, or radiation, resulting directly or indirectly from the activities of man; or any part or combination of the foregoing and the interrelationship between any two or more of them
Environmental Impact Assessment (EIA)	› Environmental Impact Assessment (EIA) is a preliminary study of an area and the proposed development and what impact it may have on the area and its surroundings
Environmental Impact Study (EIS)	› Environmental Impact Study detailing the existing condition of an area and the expected impact of developing it on the area and its surroundings and the mitigation to minimize such impact.
Excavation	› The space created by the removal of soil, rock, or fill for the purposes of construction
Exception	› A reduction of the terms of zoning regulations where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship
Encroachment	› The part of the structure that introduces into a setback or right of way or plot boundary
F	
Façade	› A structure's entire single elevation, including wall face, parapet, windows doors awning or canopy
Fence	› An artificially constructed barrier of any material or combination of materials, erected to enclose, screen, or separate areas
Floor, Ground	› The floor of a building immediately above a basement, or where no basement exists, the ground floor shall be that floor at or above grade level.
FAR (Floor Area Ratio)	› The floor area ratio of a building or other structure on any lot is determined by dividing the gross floor area of such building by the area of the lot on which it is located. When more than one building or structure is located on lot then the floor area ration is determined by dividing the total gross floor area of all buildings or structure by the lot area

Description	Definition
Front of Plot	› The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines.
G	
GIS	› Geographic Information System (GIS) is a system of hardware and software for storage, retrieval, mapping and analysis of geographical data.
Gross Floor Area (GFA)	› This is as per agreed definition by DMT: Includes all enclosed floor area in a building or structure above the average final grade which is referenced from the top level of the nearest pavement to the main entrance building from the exterior face of the enclosing walls/windows excluding parking, mechanical-electrical plumbing rooms and interior balconies up to a depth of 1.5 meters, and covered terrace that are not fully 3 sided closed.
Grade, finished	› The final elevation of the ground surface after development
Grade, Natural	› The elevation of the ground surface in its natural state, before man-made alterations
H	
Hard-surfaced	› Quality of an outer area being solidly constructed of pavement, brick, paving stone, tile, wood, or a combination thereof.
Height, Maximum	› A horizontal plane above and parallel to the adjacent finish grade level to the height shown in plot regulation exclude parapets. No shading is required for MEP roof equipments, however any required light roof shading from the developer is accepted to be the parapet height and to be approved by the developer.
Height above Sea Level	› The perpendicular distance measured from sea level
Hardscape	› The permanent, man-made features of a landscape made from stone etc., rather than plants such as patios, decks, driveways, paths and sidewalks that do not require irrigation.
I	
Impervious Surface	› As a land use term, impervious surface means any surface such as roads, rooftops, patios, or parking lots that does not allow water to soak into the ground.
Infrastructure	› Physical structures that form the foundation for development including public sewage and water management facilities, electric power, communications and transportation corridors and facilities and oil and gas pipelines and district cooling facilities and corridors.
L	
Land Bank	› All the land information belonging to Modon
Land Information System (LIS)	› A system developed for Zoning Authority to manage all information related to projects under its jurisdiction
Land Proposal	› A drawing showing the area and location of the land/s subject to acquisition
Landscape	› Some combination of grass, trees, hedges, shrubs, ground covers or flowers planted and maintained to enhance the appearance of a development including, but not limited to, walks, fountains, reflecting pools, art works, screens, walls, fences, benches and others.
Landscape Plan	› A map showing all landscaped areas, buffers, open spaces and outdoor areas within a project and the interrelationship between them
Landscape & Urban Design Strategy	› A strategy detailing the goals and objectives of the developer in terms of the theme, landscaping and urban design

Description	Definition
Land Use	› The activities, operations, or purposes that are employed in a particular geographic area; the specific manner in which a plot of land is utilized. Land use is usually regulated through zoning ordinances
Land Use Code	› A code designating colour and colour code number for each land use
Land Use Plan	› A map showing the different plots in a project and their land uses each with a specific colour as determined by the Land Use Code
M	
Main Building	› The building designed or used for the principal use on the plot
Maintained	› Is to be kept in good working order or in a state of good condition. In the case of landscaping, to be trimmed, mowed, watered and weeded. In the case of buildings to be clean, in good repair, free from rust and other decay of materials.
Mandated Use	› A use by right which is specifically authorised in a particular zoning district.
Manoeuvring Space	› An open space in a parking area which is immediately adjacent to a parking space, is used for and/or is necessary for turning, backing or driving forward a motor vehicle into such parking space but is not used for the parking or storage of motor vehicles
Massing	› The overall bulk or size of a building or project, its physical volume or magnitude.
Master Plan	› A comprehensive plan to guide the long-term physical development of a particular area based on identified objectives, strategies, and timelines for implementation. Included plans for land use, community facilities and utilities, transportation of goods and people, and energy use and conservation. Zoning ordinances and policies are developed for different areas or zoning districts based on the master plan
Mechanical Equipment	› Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes
N	
Neighbourhood	› A small area within a development that has some distinctive features and is smaller than community
NOCs	› No Objection Certificates (NOCs) issued by concerned authorities/master developer: - NOC, Information: No objection certificates issued by concerned authorities/parties stating the status of services/utilities in the concerned area. - Planning NOCs: No objection certificates issued by concerned authorities, approving the proposed or planned services or utilities distribution, corridor, allocation and network
Non-complying	› A permitted building structure or use that does not meet the regulations set out for the zone in which such building, structure or use is located.
O	
Occupancy	› To reside in as owner or tenant on a permanent or temporary basis
Open Space	› A portion of a plot that is set aside for public or private use and will not be developed. The space may be used for passive or active recreation, or may be reserved to protect or buffer natural areas
Owner	› Person or entity who holds legal title to a piece of property
P	

Description	Definition
Park	› A piece of open land for active or passive recreation use in an urban area
Parking Area	› An area or areas of land or a building or part thereof which is provided and maintained upon the same plot or plots upon which the principal use is located for the purpose of storing motor vehicles
Parking Area, Public	› A plot or part of a plot or a building for public, customer or employee vehicles
Parking Bays	› A space exclusive of driveway, ramps, columns, to park one vehicle
Parking, Off-Street	› The on-site parking allocation required for a given property.
Parking, Basement	› An area that contains parking spaces and associated driveways and manoeuvring aisles and is located within a building fully or partly underground.
Path	› A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.
Paved	› Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface, including bituminous penetration, but not the use of dirt, clay, slag or stone.
Pedestrian Walkway	› An allowance designed exclusively for pedestrians other than a side-walk and shall include nature trails and paths.
Pedestrian-Oriented Uses	› Uses which generate pedestrian interest and activity, especially retail stores and restaurants, as well as entertainment, personal service businesses, arts and cultural uses, theatres, small open spaces or pedestrian amenity areas, and other similar uses.
Permissible Use	› Any use authorized in a particular zoning district, whether a permitted use, an as of right of conditional use or special permit or special exception use.
P	
Permitted Use	› A use by right which is specifically authorised in a particular zoning district but not explicitly required.
Plot	› A tract of land comprising a single property within a subdivision that complies with applicable regulations.
Plot Area	› The total horizontal area within the plot lines of a plot.
Plot Coverage	› A percentage referring to that portion of a plot or site covered or permitted to be covered by principal and accessory buildings or structures.
Plot Development Guidelines	› A document that shows planning regulations such as height, land use, area, setbacks, building lines, and others for each plot in a subdivision plan
Plot Line	› The defined limits of any plot.
Primary Pedestrian Access	› Primary pedestrian access points indicate where primary pedestrian access to plots should be provided for built form.
Public Facilities	› All public buildings that are used by the general public to serve their needs for religious, education, health, entertainment, safety, etc.
Public Realm	› Refers to all of those private and publicly owned spaces and places which are freely available to the public to see and use, for example, streets and parks.
R	
Ramp	› A sloping walkway, roadway or passage used to join and provide a smooth transition between two levels of different elevations.

Description	Definition
Recycling	› A process by which non-hazardous solid waste or materials which would otherwise become solid waste, are collected, separated, or processed and revised or returned to use in the form of raw materials or products.
Renovation	› The repair, strengthening or restoration of a building to a safe condition but does not include its replacement.
Retaining Wall	› A structure constructed to hold back or support an earthen bank.
Road	› An open way (generally public) for travel or transportation.
Road Hierarchy	› A. Avenue Road: Inter-community roadways connecting community centres or major facilities. They are generally intended to serve predominantly through traffic with minimum direct service abutting land uses. › B. Boulevard: Provides movement through secondary and primary roads. Property access is generally a high priority for boulevard roads, with a lower priority for through traffic movements. › C. Sikka (Alley): A public or private way permanently reserved as a secondary means of access to a property › D. Median: A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.
Right of Way (ROW)	› Public right of way or areas designated as public property for the location of roads, walkways or utilities.
S	
Screening	› The physical separation (visual barrier) like a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only by access drives and walks
Secondary Pedestrian Access	› Secondary pedestrian access points identifies points where secondary pedestrian access may be provided to plots for built form.
S	
Setback, Front, Rear, or Side	› The horizontal distance measured at Right angles to the boundary of the plot, between the nearest part of any building or structure on the plot and the plot boundary.
Service Road	› Smaller order road or lane that runs parallel to the main road allowing vehicles to enter and exit the main road without disrupting traffic on the main road.
Sewage	› The waste water and matter from domestic, commercial or industrial uses.
Sidewalk	› A hard-surfaced walk or raised path along and paralleling the side of the street for pedestrians.
Signage	› A name, identification, description, device, display, or illustration which is affixed to or represented directly or indirectly upon a building, structure, plot or right of ways, which directs attention to any object, product, place, activity, person, institute, organisation, or business.
Site Plan	› Area, location, ownership as well as other planning regulations.

Description	Definition
Storey	› The process of studying a specific site to determine its suitability for development. It may include but not limited to geographic, topographic, environmental survey and others
Street Furniture	› Constructed aboveground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to and used by, the public.
Subdivision	› The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space and public areas and the designation of the location of utilities and other improvements.
Sustainable Development	› Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
T	
Third Party Developer or (Developer)	› A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive, integrated development of the site and is not a member of Modon.
Title Deed	› Title Deed is a legal document issued by Land Department for an owner's interest in a piece of property.
Transport and Road Networks	› The movement of different modes connected from each other via all roads in the area is called transport and road network.
U	
Urban Design	› The process of providing a design vision for the city or portions of the city. Urban design encompasses architectural treatments, landscaping, pedestrian circulation and traffic controls to provide a pleasant, harmonious, and liveable public realm.
Utility Facility	› Any above-ground structures or facilities used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, electronic signals, etc.
V	
Vehicle Access	› A roadway, usually paved, intended to provide ingress and egress of vehicular traffic from a public right of way to an off street parking area.

PART A: INTRODUCTION

A1 PURPOSE AND STRUCTURE

Introduction provides a comprehensive outline of the DCR Checklist applicable to the Development; and provides specific guidance as to which guidelines are applicable to which building and plot typology.

This section also explains the different types of controls proposed for the development, the regulatory approvals process and a user guide on how to use this document. The DCR has been prepared to:

- › Capture the development control requirements associated with the different development typologies;
- › Ensure the vision for the development is well regulated;
- › Provide Modon with a control tool to achieve the overall vision of the master plan.

Information regarding the application of this document in future development proposals is also provided in the following pages (See User Guide), as well as the overall planning and design approvals process for development.

PURPOSE

The DCRs presented in this document provide a development control framework for the individual plots within the development, which can be adopted and enforced to guide property owners, developers and the overall community to ensure the development achieves its desired objectives.

Overall, the objectives of DCRs is to:

- › Provide an ongoing and effective tool to realise and achieve the overarching vision and framework;
- › Provide clear, consistent and transparent development guidance which can be easily translated into the development by owners, public/private developers, service providers, and the Abu Dhabi Department of Municipalities and Transport (DMT);
- › Provide a fully integrated approach to development controls through the provision of a transparent development control framework which prescribes development assessments and permitting processes;
- › Provide a degree of flexibility within DCRs which ensure the key principles of the development are achieved, without hindering alternative and innovative architecture and urban design;
- › Manage development in line with the capacity of existing and planned infrastructure, utilities, community facilities and adjacent development.

These DCR objectives will ensure the creation of an effective development control process for the project alongside the promotion and achievement of the overall spatial and urban design vision and principles for the site in the most transparent, interpretable and successful way possible.

STRUCTURE

This chapter covers all requirements of Chapter D.9: Modified Plot Development Control Regulations (MDCRs) in accordance with the DMT DMP Checklist. The DCRs provide overall planning and design guidelines and controls. This document will form the basis of decisions post DMP, during the NoC process for detailed design stages and building permits.

This section must be read and applied in conjunction with the full DMP to structure and steer future development proposals in line with the vision and objectives of the Master Plan, and reflect this intent in submissions to Modon and DMT for review and approval (if required).

Plot Regulation Sheets (PRS) for the Residential Villa plots are provided in this Section which provide an explanation of the on plot development controls. The PRSs are all in compliance with the DMT PRS template, relating directly to this document.

To allow flexibility, the regulations have been structured to contain both controls and guidelines. Controls will mandate certain aspects of future developments, whereas guidelines will provide guidance to ensure the overall vision and principles of the development are adhered to.

Controls are defined for all plots and intend to identify:

- › Maximum allowable GFA;
- › Land use;
- › Maximum height limits and ;
- › Minimum required building setbacks.

PART A INTRODUCTION

Introduces the DCR structure and user guide for the Hudayriyat East Phase 1 Development. This section also includes a DCR Checklist for the development to provide specific guidance as to which guidelines are applicable to which plot typologies. This section also explains the different types of controls proposed for the development, the regulatory approvals process and a user guide on how to review this document.

PART B SITE WIDE CONTROLS

Provides the Development Overview and includes details such as the permitted land use, project boundary and coordinates, land use plan, height plan, circulation plan, Building Setback, Frontage, Public and Private Interface, Parking and Access Guidelines.

PART C URBAN DESIGN & BUILT FORM CONTROLS

Stipulates the Urban Design & Built Form guidelines for the development that includes Architectural Guidelines, Access and Services Guidelines.



A2 RELEVANT PLANNING STANDARDS

All future plot developments will be required to comply with: Abu Dhabi regulations; mandatory building codes and laws (where relevant); other relevant agency controls and policies; the DCR (this document); and individual PRS. The DCR is prepared with regards to the overarching development planning policies and approvals and thus development in the development will need to consider the overarching strategies that are specific to the development.

Development proposals will be subject to approval processes from both the respective Governing Authority and Modon approvals process within. This will ensure all future developments are built in accordance with the documents specified within Abu Dhabi.

The regulations provided in this document aim to address all relevant authority planning standards, however, it is the responsibility of the applicant to ensure that their projects comply with the most recent and relevant codes and standards.

Development proposals for mosques and community facilities within the development shall be designed in accordance with their respective authority standards. As such, regulations (within this document) relating to these land uses only define the GFA, setback, plot area and height limits. Design Manuals, Technical Circulars and Regulations include, but are not limited to:

- › Abu Dhabi Community Facility Planning Standards (Version 2.0);
- › Abu Dhabi Capital Development Code (Sept 2022);
- › ADEC Design Manual Minimum Requirements for Private School Facilities (2010); and
- › Abu Dhabi Mosque Development Regulations Design Volume 2.

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- Abu Dhabi Urban Street Design Manual (USDm)
- Abu Dhabi Utility Corridors Design Manual (UCDM)
- Abu Dhabi Capital Development Code (2022)
- AD Community Facility Planning Standards V2 2020
- AD Mosque Development Regulations 2021
- AD Public Realm Design Manual (V3, August 2022)
- ADTGM Manual March 2017
- Plan Maritime Jan 2017
- Sahel Manual & Rating System
- All Technical Circulars and Directives from ITC and DMT for USDm and other Transport related matters.
- All other applicable codes and policies

02 Development Policy Documents

- **Hudayriyat East Phase 1** Framework Master Plan and Strategies
- **Hudayriyat East Phase 1** Transport Master Plan and Movement Strategy
- **Hudayriyat East Phase 1** Utilities and Infrastructure Strategy
- **Hudayriyat East Phase 1** Civic and Community Facilities Strategy

03 DCR & Plot Regulation Sheet

- **Hudayriyat East Phase 1** Development Control Regulations
- **Hudayriyat East Phase 1** Plot Regulation Sheets

A3 USER GUIDE

Figure 9.2 highlights the process and application of the DCR and PRS which should be followed to ensure the design and development within the development achieves the overall vision and design principles for the site.

This process should be followed by all future developers in developing applications for the development.

TERMINOLOGY

A Glossary is provided in this Volume. Any discrepancies with the terms used within both these documents should be referred to the Glossary as a first step, with clarification requested from the Development Control Authority if further information is required. Assumptions for any terms used will not be permitted.

RELATIONSHIP WITH OTHER DOCUMENTS

When using the DCR, the reader must also refer to the information, guidelines, and regulations contained in the following documents:

- › Abu Dhabi Capital Development Code dated September 2022
- › All Applicable DMT Manuals and Guidelines
- › All other Authority Regulations and Guidelines

NOTES AND LIMITATIONS

The following points apply directly to all regulations and guidelines provided in this document:

The DCR and PRS document provides a control framework for the development of land within the site boundary only, which excludes adjacent districts to the development, and all other surrounding developments.

The guidelines are not intended to address 'enforcement mechanisms' related to illegal or unauthorised development on both private and government lands.

Where a conflict arises between the DCR in this volume, plot regulation sheets, and authority requirements, the authority requirements will take precedence.

Compliance and application of the DCR provided in this document does not override or substitute the obligation of the development to comply with all mandatory Building Codes and Laws.

01 Review

- › Review the DMP report to gain a comprehensive understanding of the vision, objectives, strategies, spatial structure, and overall design intent for the site.

02 Identify

- › Identify the exact location and type of development within the site, which is the subject of the development application.

03 Identify & Apply

- › Identify and apply the development controls and guidelines applicable to the development application.
- › Adhere to the DCR process flow diagram (adjacent), ensure all relevant master plan design regulations and guidelines are considered during the preparation of the development application for the development
- › Consider the master plan design regulations and guidelines comprising the 'objectives', 'DCR reference' and 'guidelines' during the development application:
 - Objectives: translate the purpose and intent of the regulation, and how this achieves the vision for the development.
 - DCR reference: a code which is related to DCR guideline and can be cross-referenced in DCR Checklist Compliance Table .
 - Guidelines: provide recommended methods and applications to achieve the objective and outcomes, in which application or achievement of the regulation or guideline can be assessed.
- › A number of controls and guidelines are considered mandatory, which include limitations or prohibitions to certain aspects, which must be applied to the development application (such as GFA, setbacks, etc.)

Figure 9.2 DCR & PRS Application Process

A4 PLANNING & DESIGN APPROVAL PROCESS

The Development Application Process must be followed, as outlined in Figure 9.3, where by DCR and PRS must be adhered to.

MODON DEVELOPMENT REVIEW PROCESS

The 'Applicant' refers to the Consultant / Owner. At the initiation stage, the Applicant will receive the Affection Plan and the relevant DCR to conduct feasibility.

The Applicant will be required to develop a Concept Design Submission. Modon will review the submission, as per the requirements, to ensure it meets the Vision and objectives developed for the site's DMP (Design Regulations, Guidelines and DCR). If approved, Modon will issue an NoC for Concept Design Stage in order to proceed with Auhtority NoCs, Building Permit and Construction.

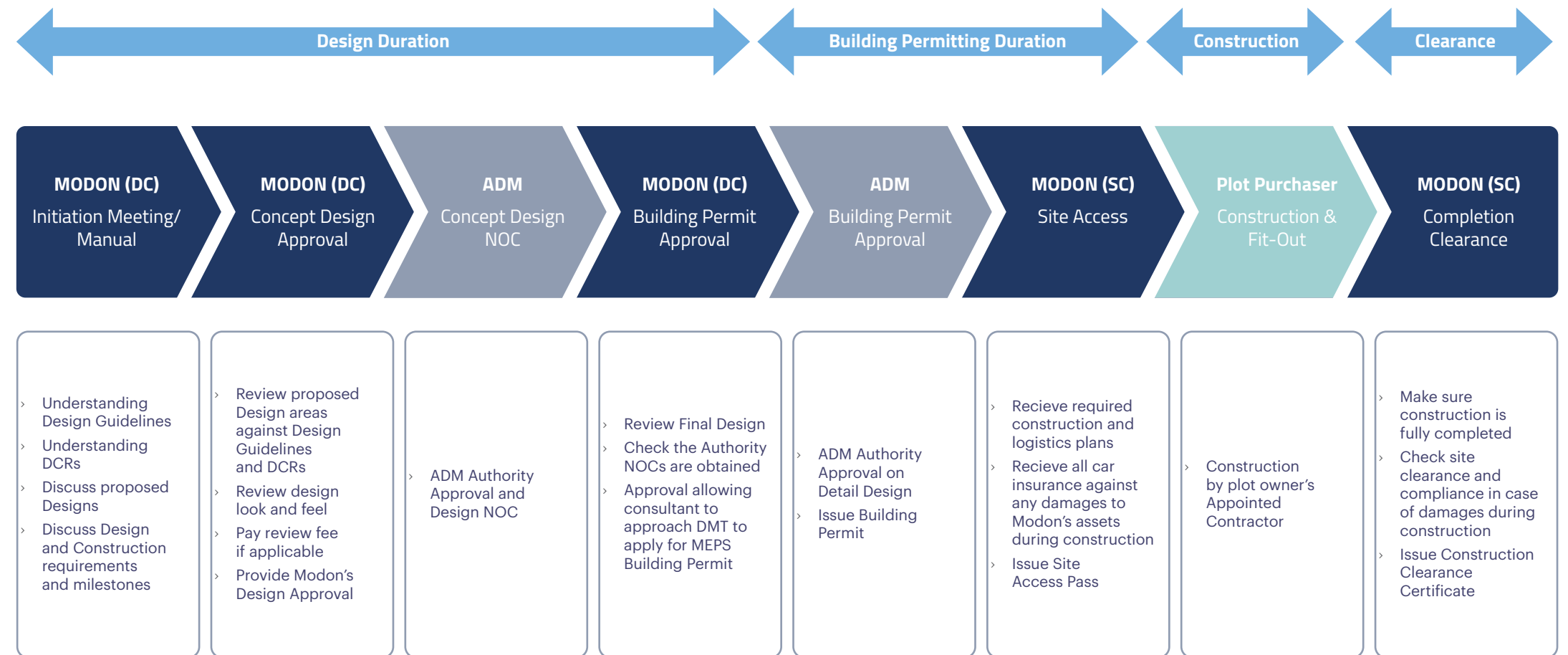


Figure 9.3 Planning & Design Approval Process

MASTER PLAN LEVEL DESIGN REGULATIONS & GUIDELINES

The Master Plan Development Control Regulations (DCRSs) have been created to guide the development of the Master Plan. The DCRs are intended to ensure that all development adheres to best practice planning and design principles. Additionally, the DCRSs will support the success and cohesiveness of the master plan to reinforce Modon's Vision for the DMP.

The purpose of the DCRs is to articulate the community design principles, guidelines and standards for achieving the vision and objectives. The guidelines and standards are intended to assist tenants, owners, developers and their design teams with a clear understanding of the objectives of the master plan for the development.

The Development Standards and Guidelines also intend to:

- › Enhance and maintain the overall quality and appearance of built and natural environments;
- › Maintain property values and business investment to the economic benefit of prospective investors, businesses and economic growth of the region;
- › Provide consistently high standard of development throughout the lifetime of the project;
- › Create a pleasant, aesthetic, functional, and safe environment for the Community users.

The Master Plan Development Control Regulations (DCRSs) have been created to guide the development of the overall Master Plan and its different typologies relating to land uses.

The following section of this Section is arranged in continuation to Part A and provides the required development control regulation sections listed below:

- › Master Plan Regulations and Guidelines
 - Part B: Site Wide Controls
 - Part C: Urban Design & Built Form Controls
 - Part D: Public Realm Controls
- › Building Typology Regulations and Guidelines

PART B: SITE WIDE DEVELOPMENT CONTROL REGULATIONS

Purpose: To provide overarching regulations which apply to the entire Master Plan Development; to ensure consistency of planning and design across the site and to achieve the aims and objectives of the Master Plan.

PART C: URBAN DESIGN & BUILT FORM DEVELOPMENT CONTROL REGULATIONS

Purpose: To provide urban regulations which apply to unique land uses within the Master Plan Development; to ensure cohesive design approach across the site.

DEVELOPMENT CONTROL REGULATIONS

Purpose: To provide specific regulations in the form of Typology Sheets that set out the mandatory development requirements at an individual plot level for each typology.

Description: The typology sheets, provided in this Report is a set of typology summary, include more specific regulations that set out the mandatory development outcomes required for a number of development typologies developed for the Master Plan.

They do not replace any legal regulations required by the Master Developer - or Government agencies - but are an additional level of regulation to be considered for all applicable plots.



Master Plan Design Regulations and Guidelines
Master Plan Level



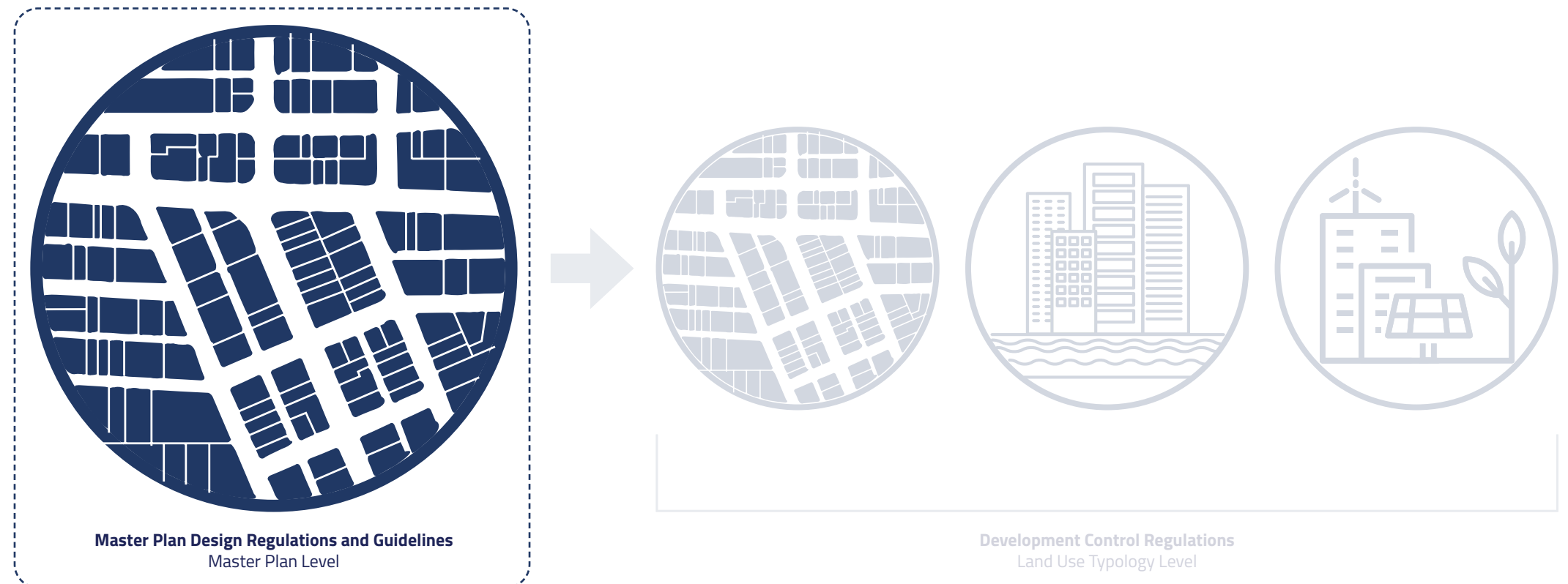
Development Control Regulations
Typology Level



PART B: SITE WIDE DEVELOPMENT CONTROL REGULATIONS

Purpose: To provide overarching regulations which apply to the entire Master Plan Development to ensure consistency of planning and design across the site and to achieve the aims and objectives of the Master Plan.

Description: The Site Wide Development Control Regulations DCRSs provide the overarching regulations which apply across the entire development. They key regulations include land use, building typologies, heights, open space / parks, roads, and pedestrian and cyclist networks.



The Site Wide Development Control Regulations are categorised as follows:

- › Permitted Land Use
- › Building Typologies
- › Residential Typologies
- › Building Heights
- › Open Space
- › Road Hierarchy
- › Pedestrian / Cyclist Network & Access
- › Site Sections

PERMITTED LAND USE

AFFECTION PLAN

Figure 9.2 illustrates the approved Affection Plan provided by Abu Dhabi Real Estate Centre showing Hudayriyat East where Phase 1 sits within.

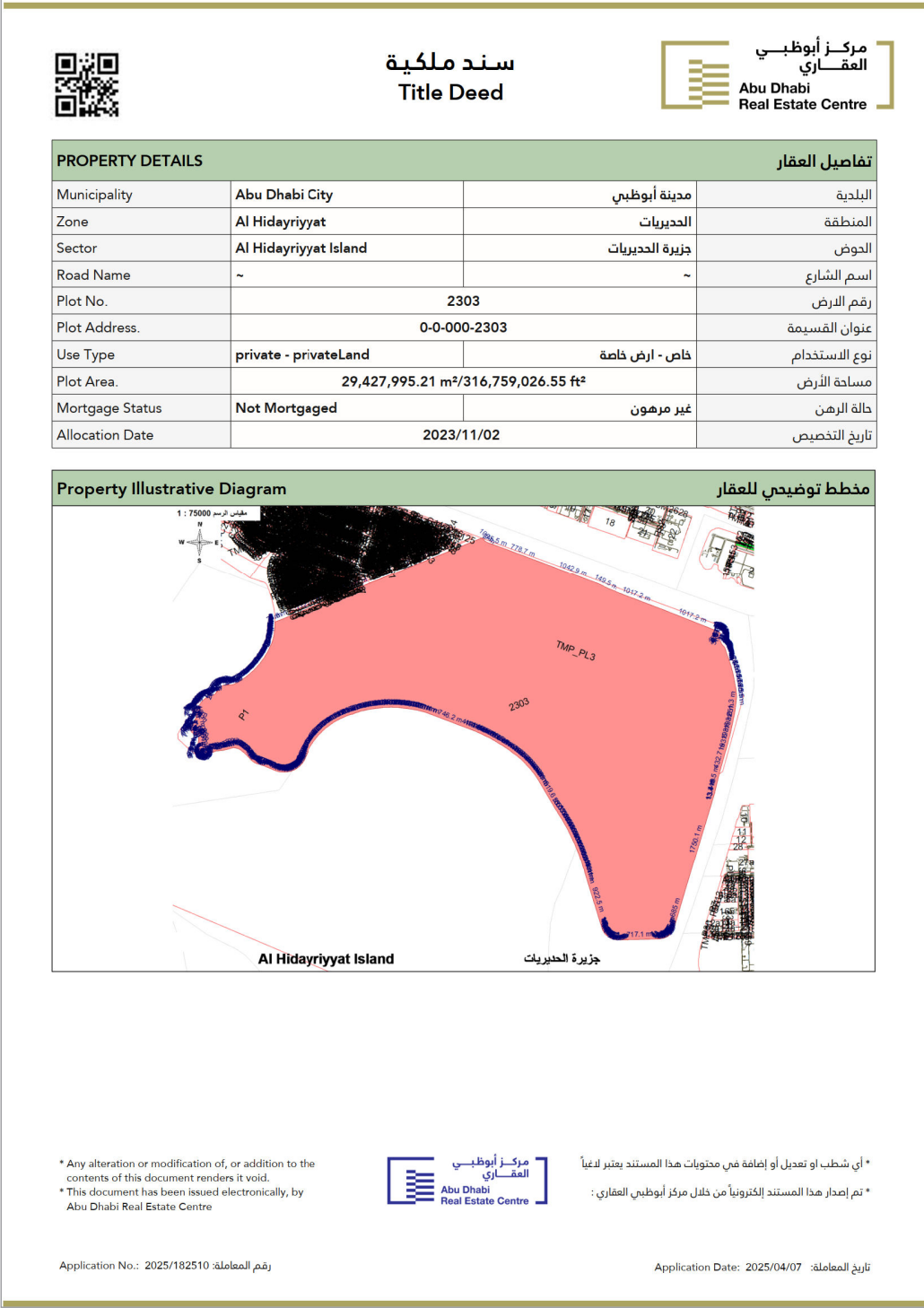
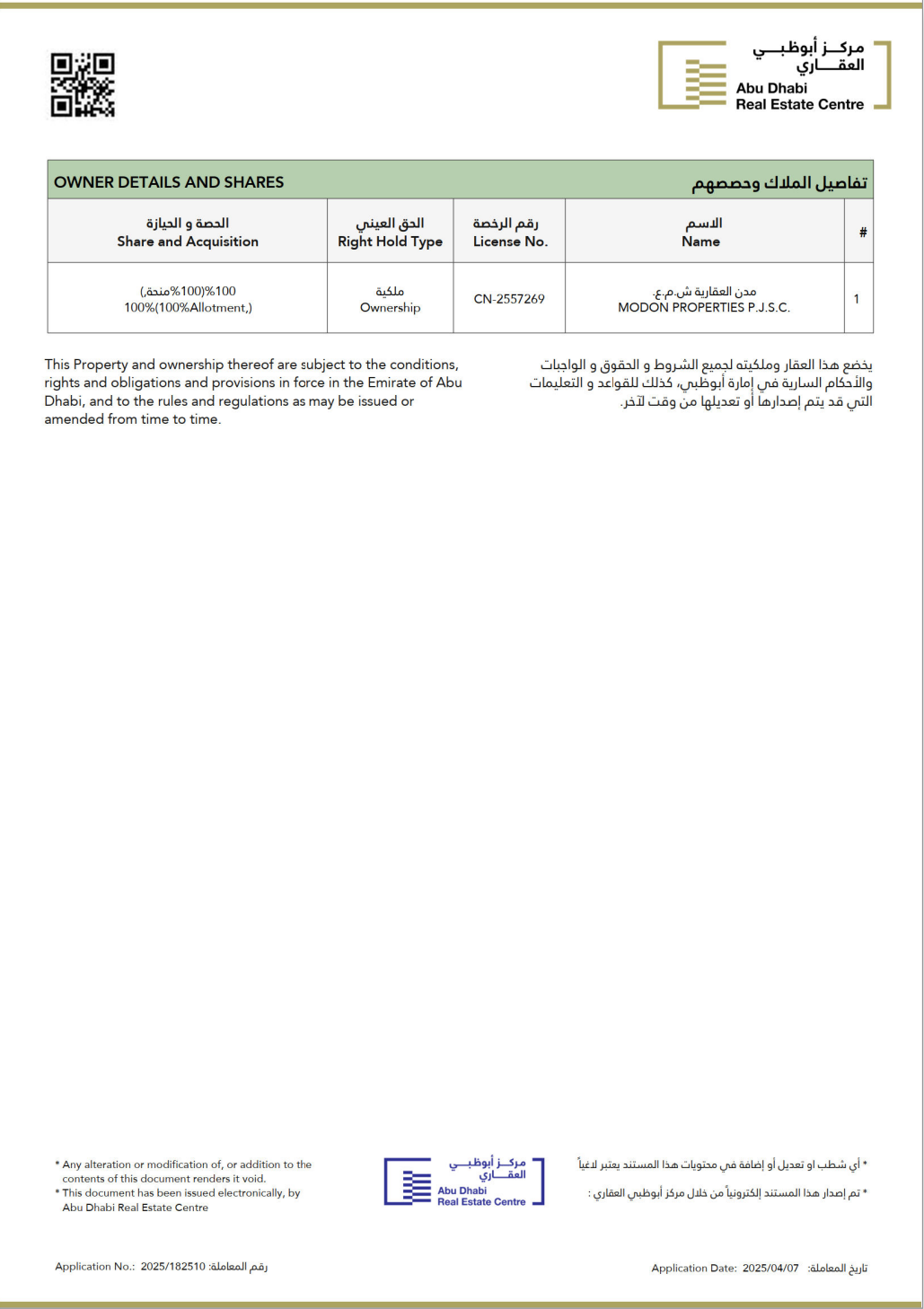


Figure 9.4 Affection Plan



LAND USE PLAN

Figure 9.5 illustrates the land use distribution across the proposed Master Plan development and the utility plots required to service the development.

LEGEND

- Residential Villa
- Commercial (Neighbourhood Centre)
- Community Centre (Community Hub)
- Mixed School
- Jameé Mosque
- Park / Public Garden
- Non-Recreational Open Space / Public Realm
- Safety & Security Services and Facilities
- Communication Transceiving Station / Telecommunication tower
- Package Unit / Ring Main Unit
- Roadway
- Site Boundary

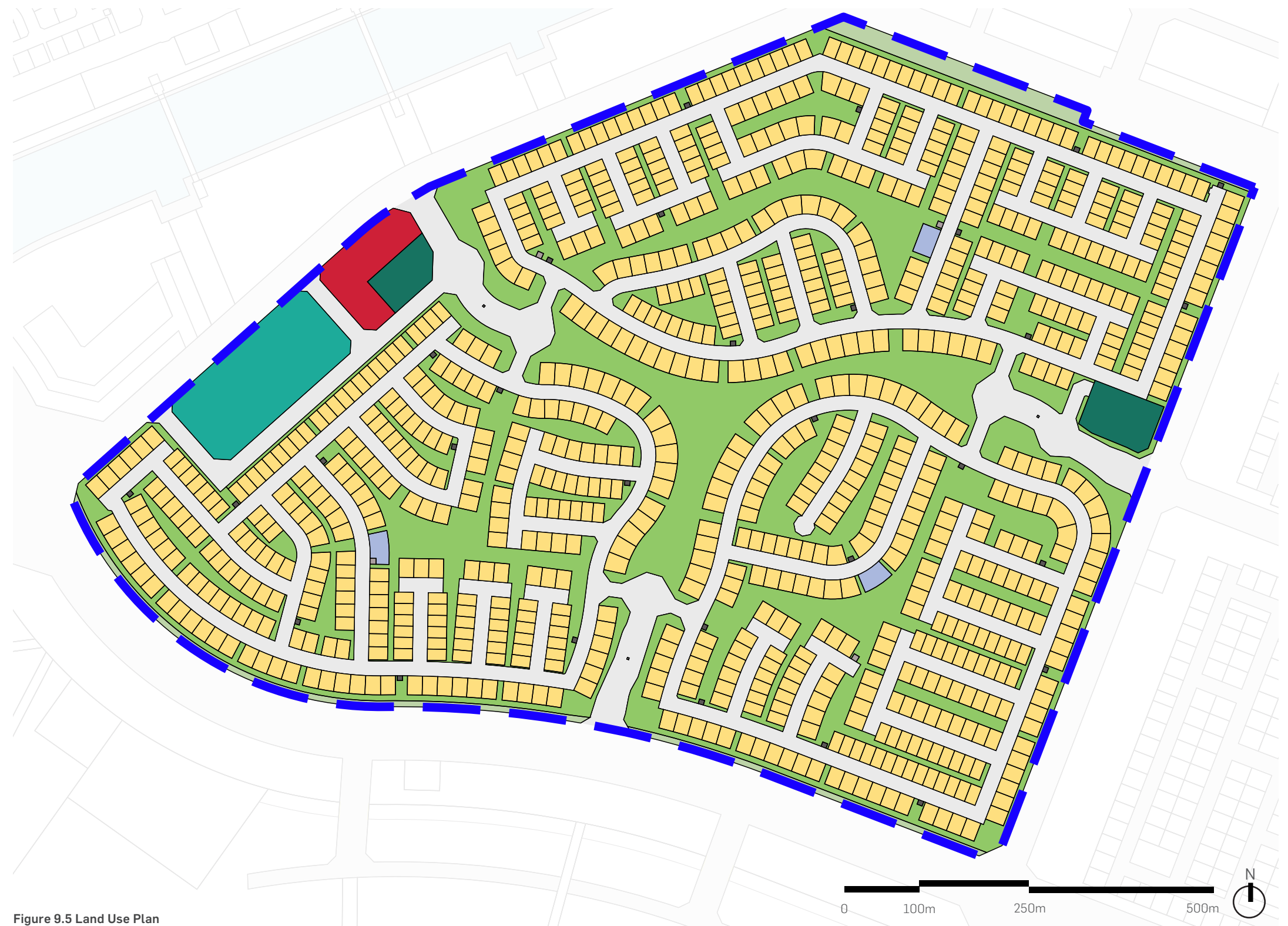


Figure 9.5 Land Use Plan

BUILDING TYPOLOGIES

Figure 9.6 illustrates the building typology plan across the proposed Master Plan development.

LEGEND

-  Mosque
-  Commercial (Neighbourhood Centre)
-  School
-  Community Hub
-  Residential Villa
-  Utilities
-  Gate House
-  Right of way
-  Site Boundary

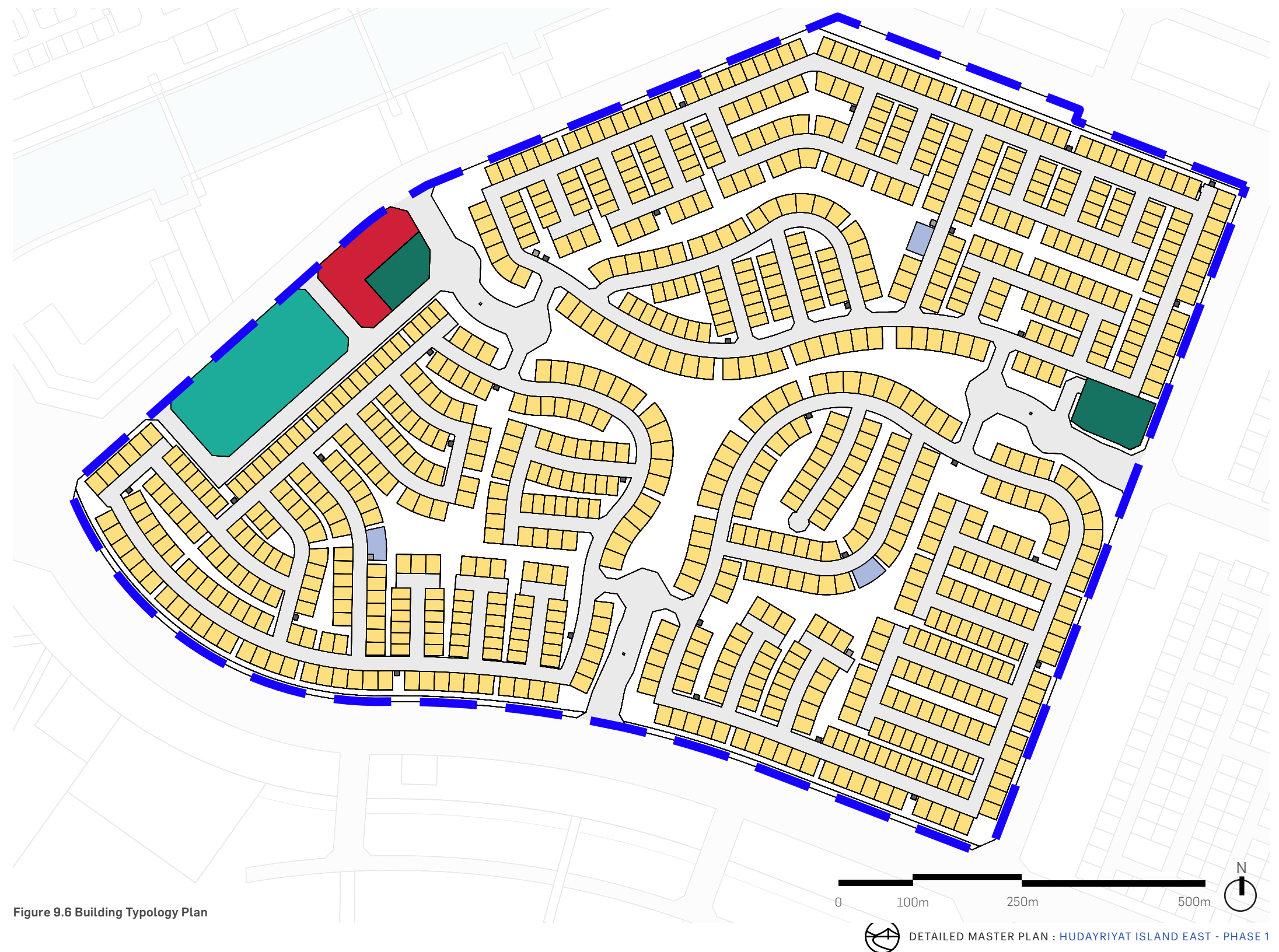


Figure 9.6 Building Typology Plan



RESIDENTIAL TYPOLOGIES

Figure 17.9 demonstrates the distribution of the four villa plot typologies within the development. Specific guidelines, treatments and requirements are applicable, based on the villa typology classification.

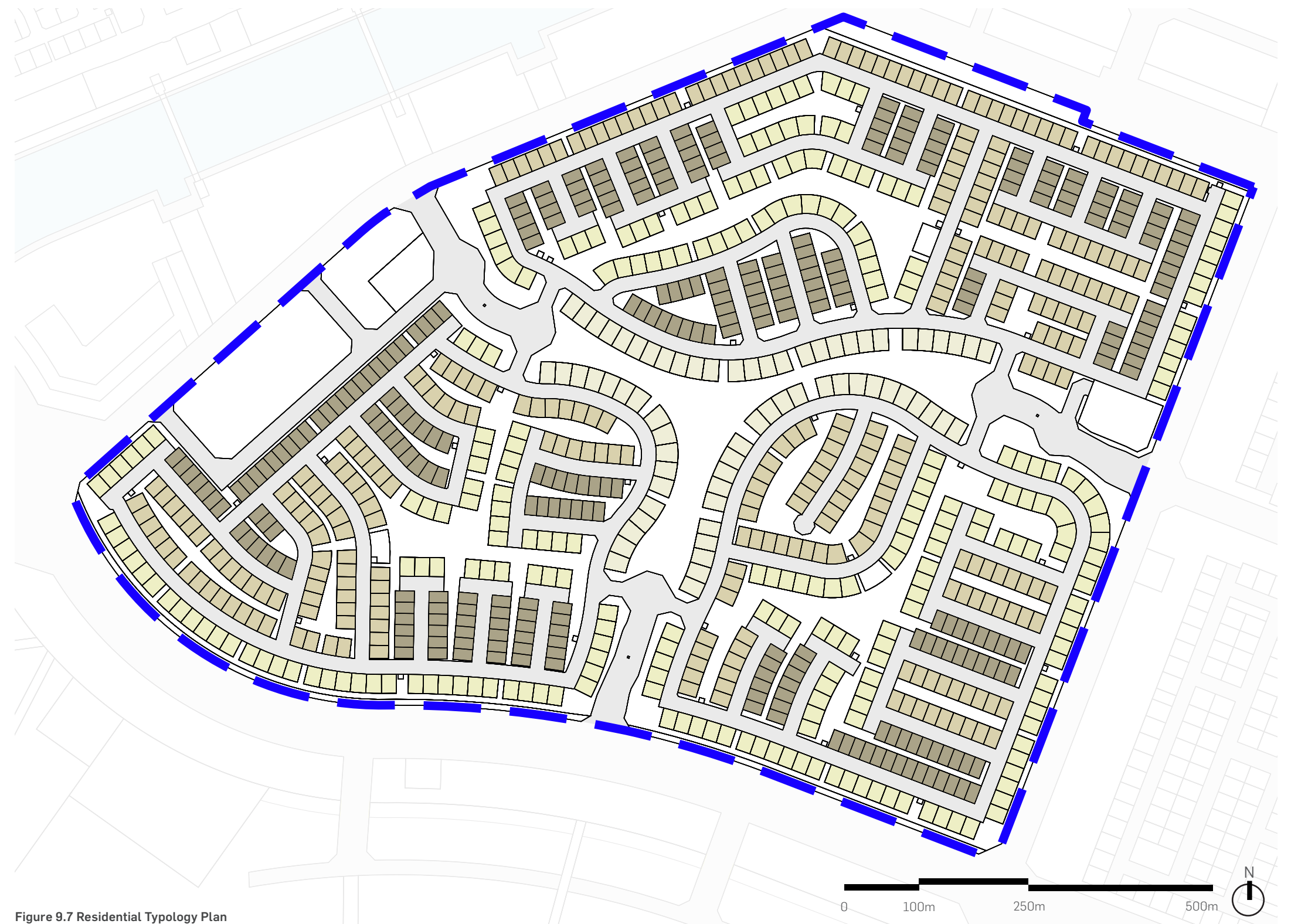


Figure 9.7 Residential Typology Plan

BUILDING HEIGHTS

The Building Heights Plan illustrates and indicates the number of floors above ground for each of the buildings within the development.

Key heights for the land uses are:

- › G: Utilities and Gate Houses
- › G+1: Commercial Hub, Mosque and Recreational Centers
- › G+1+R: Residential Villas
- › G+2: School

LEGEND

-  G
-  G+1
-  G+1+R
-  G+2
-  Site Boundary

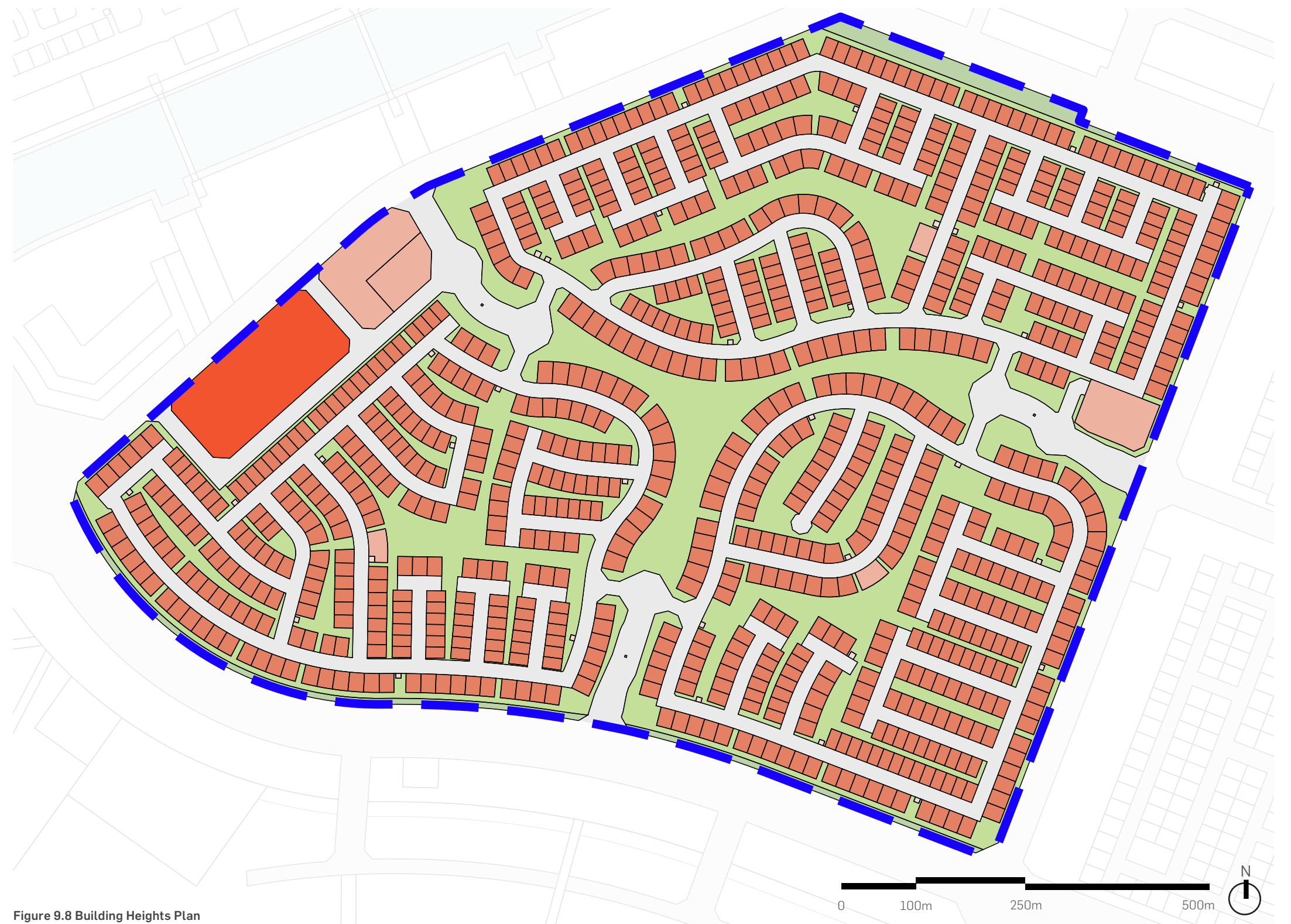


Figure 9.8 Building Heights Plan



OPEN SPACE

The Park & Open Space Plan illustrates the vision to create a continuous, engaging and activated network of residential streetscapes, various parks and public facilities, that are interconnected. The open spaces also provides for places for community gatherings and activities as well as areas for quiet contemplation.

The development will have a cohesive public realm character providing a coordinated theme and approach to the public realm aspects.



Figure 9.9 Open Space Plan

LEGEND

- Central Park
- Neighborhood Park
- Linear Park
- Buffer
- Site Boundary

ROAD HIERARCHY

The Road Hierarchy Plan illustrates the road types provided for the development, including:

- › 25m Residential Street across the entire proposed development to ensure consistent treatment.
- › 29m Residential Street located along the school and key commercial hub.
- › 48.2m Gateway Access roads coming from the key road corridors planned for the overall Hudayriyat East development.

LEGEND

-  48.2m - Gateway
-  29m - Residential Street
-  25m - Residential Street
-  Site Boundary

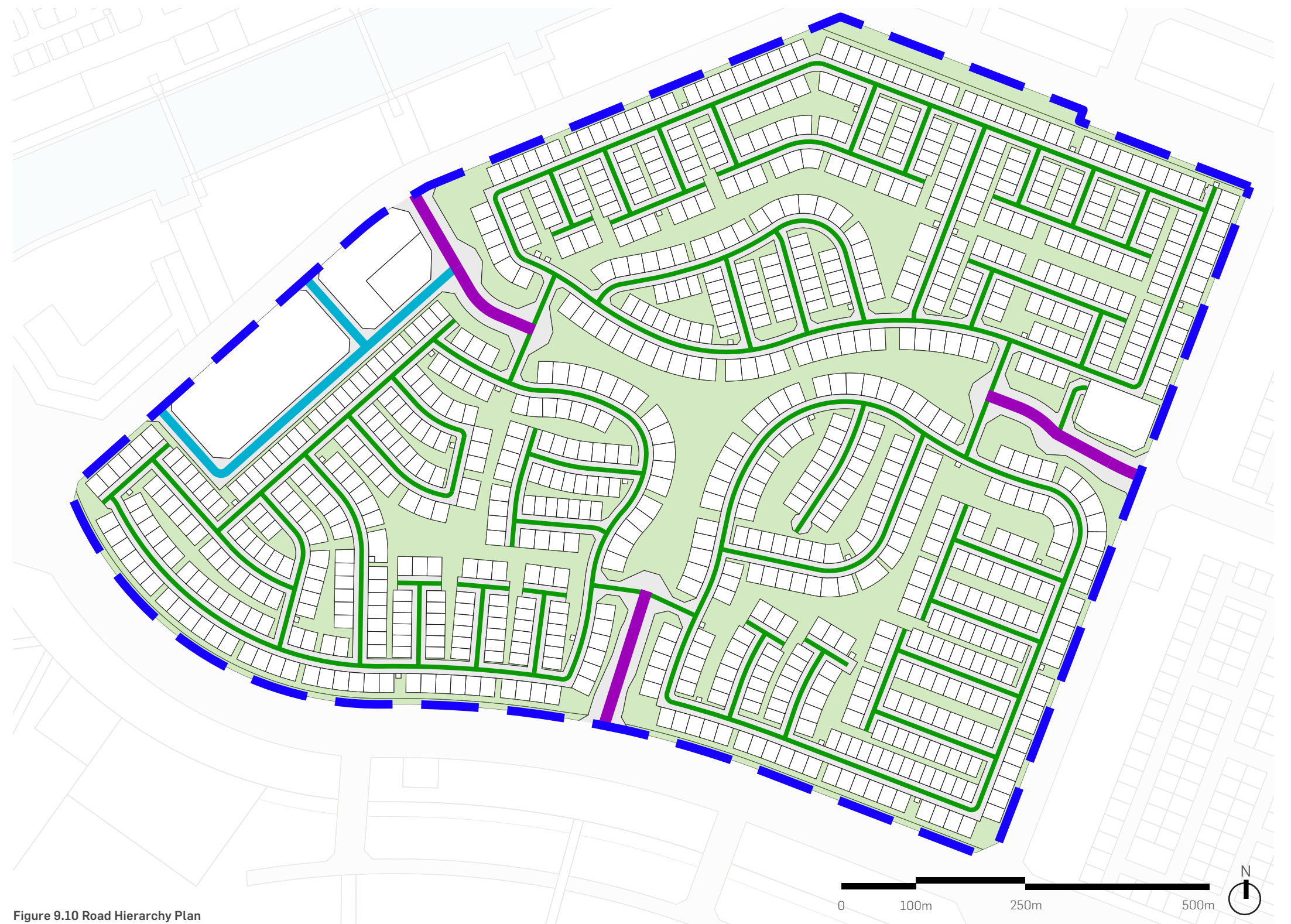
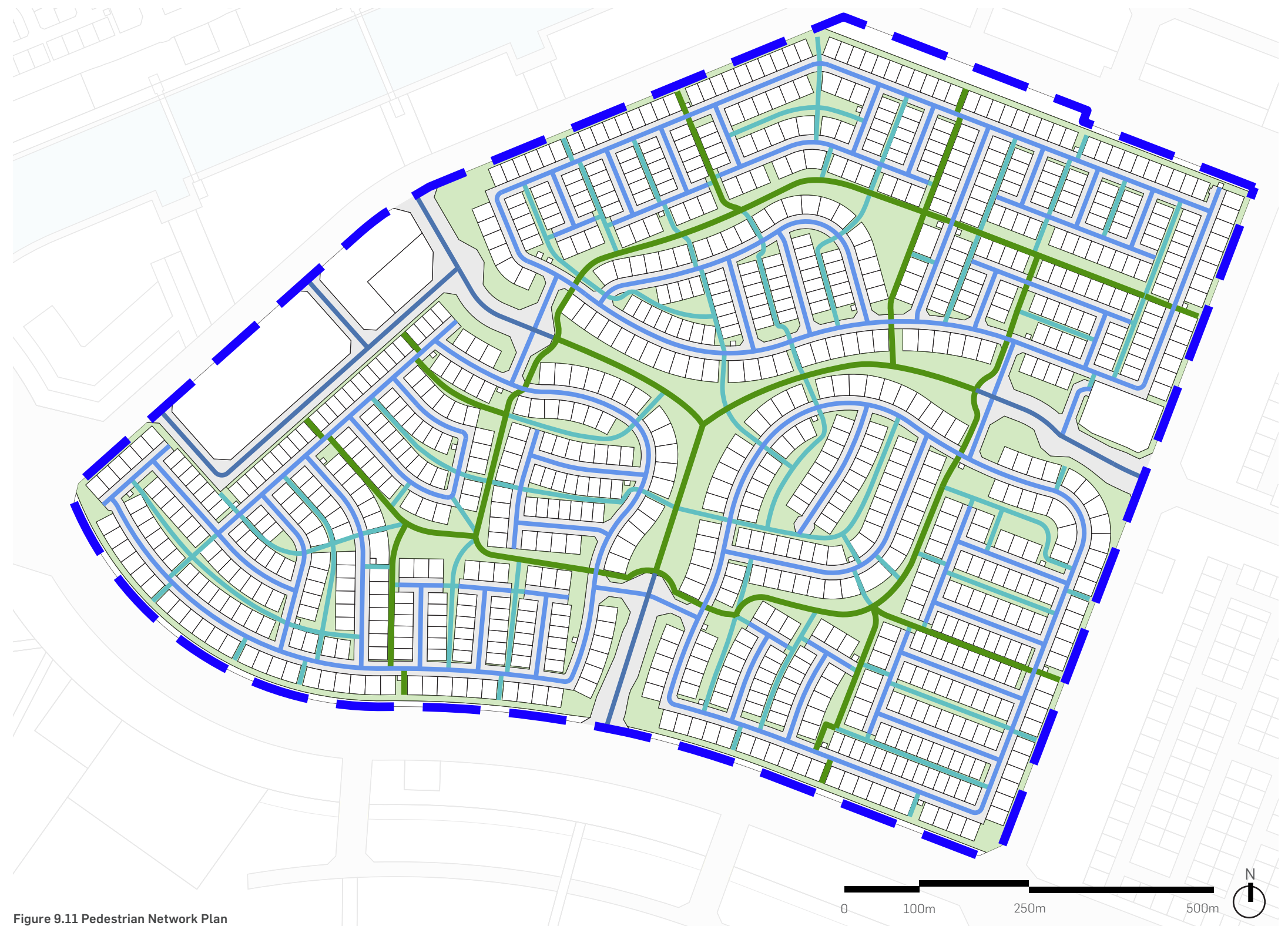


Figure 9.10 Road Hierarchy Plan



PEDESTRIAN NETWORK

The Pedestrian Network Plan illustrates the pedestrian paths and corridors across the proposed Master Plan development. Key to the pedestrian movement is a Pedestrian Loop that connects the 3 neighbourhood clusters into a loop, as well as paths in between residential plots to key destinations.



LEGEND

- Primary Pedestrian Loop
- Secondary Pedestrian within Open Space
- Pedestrian within ROW
- - - Site Boundary

Figure 9.11 Pedestrian Network Plan

CYCLING NETWORK

The Cycling Network Plan illustrates the cycling routes across the proposed Master Plan development. Key to the cycling movement is the dedicated cycle lanes at the periphery and through the central park.

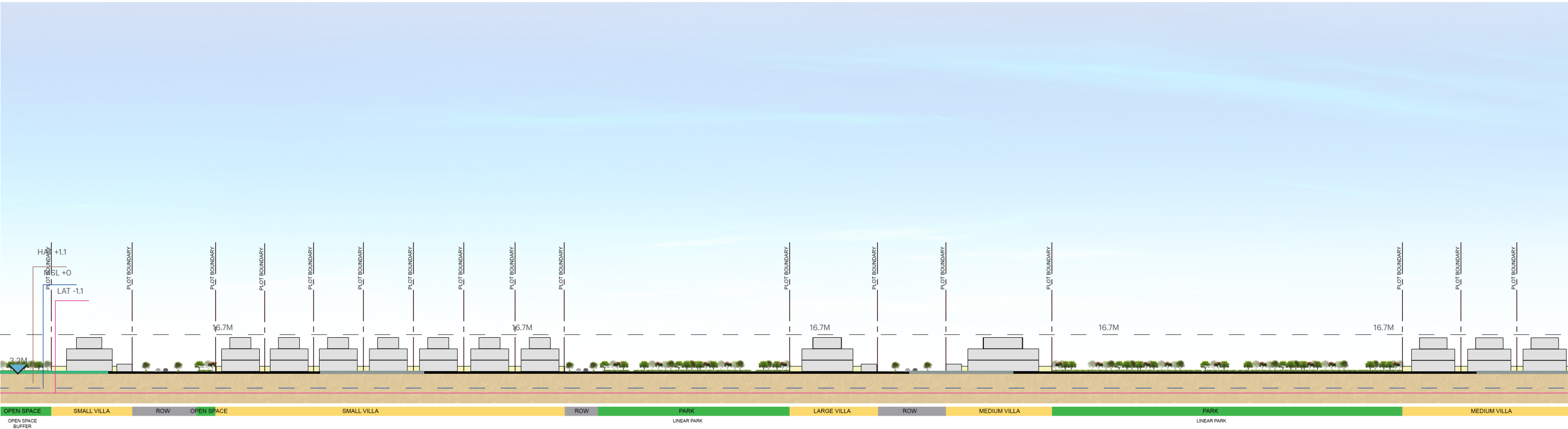


Figure 9.12 Cycling Network Plan

MARKET HOUSING PHASE 1 SECTION A-A

Section 'A-A' shows a cross section through the south-eastern portion of Hudayriyat, demonstrating the overall community transect, building heights and vertical context extending of the Phase 1 Development.

Figure 9.13 Cross Section



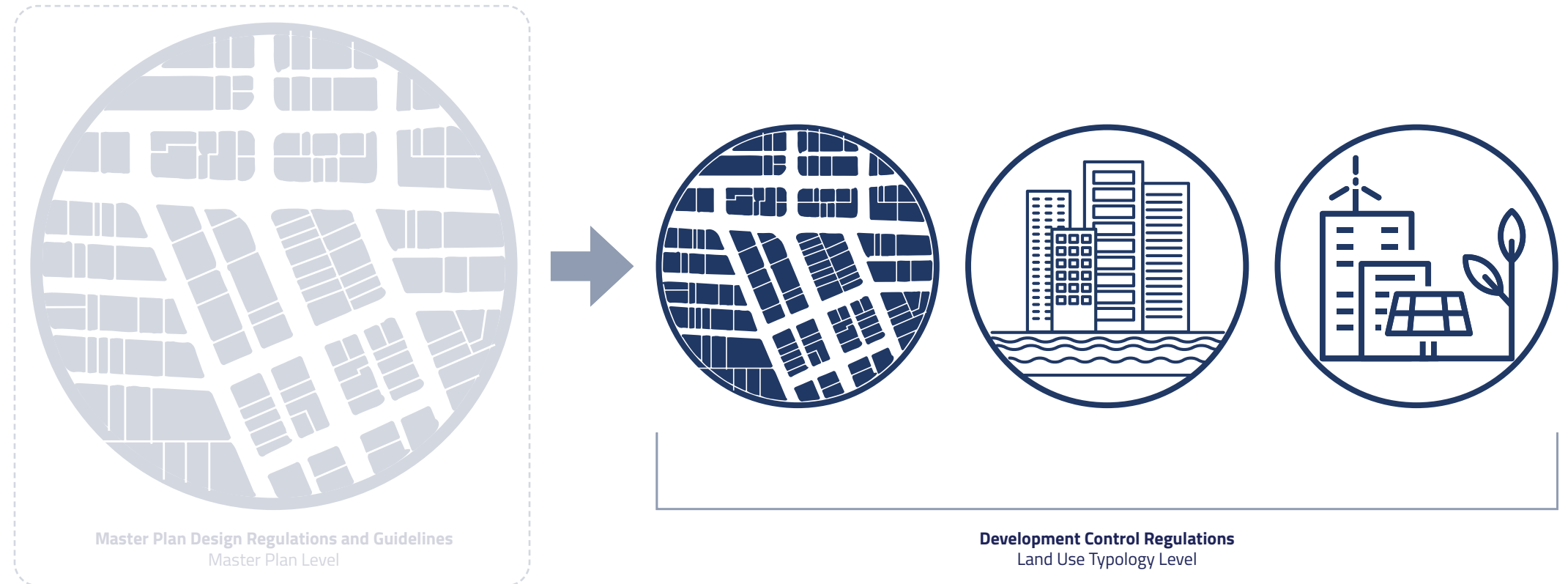
All levels provided are in NADD.



PART C: URBAN DESIGN & BUILT FORM CONTROLS

Purpose: To provide urban regulations which apply to unique land uses within the Master Plan Development; to ensure cohesive design approach across the site.

Description: The Urban Design and Built Form Controls provide standards and guidelines which apply across the entire development. They provide a unified approach to address high level matters which relate to the entire Master Plan development, such as achieving the overarching guidelines for the project, Landscape & Public Realm, Parking & Access, Signage & Wayfinding, Public & Private Interface, Shading, Site Furniture, Building Setback, and Estidama Community Guidelines.



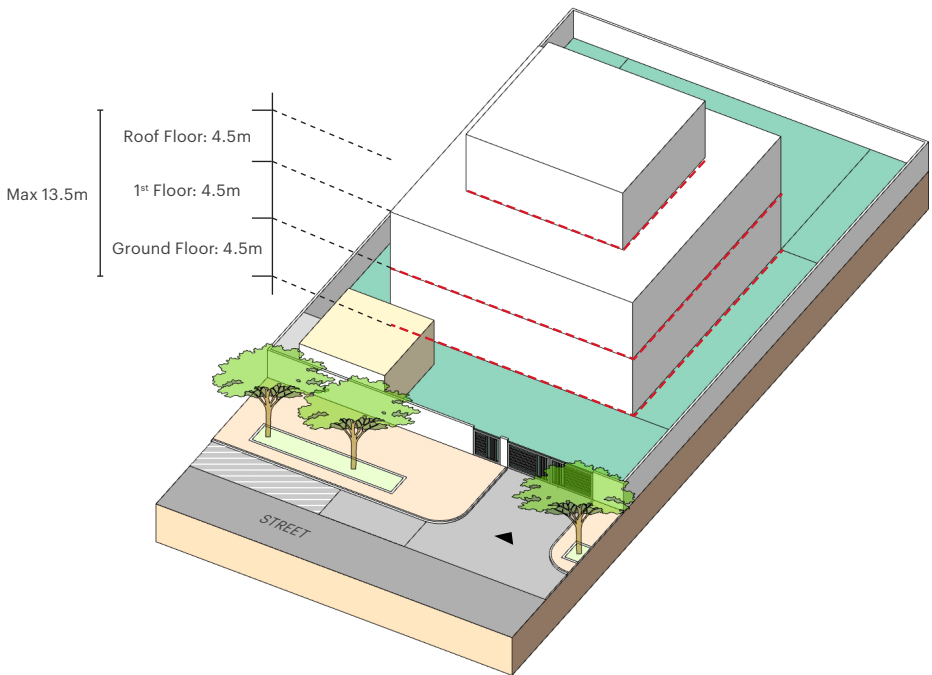
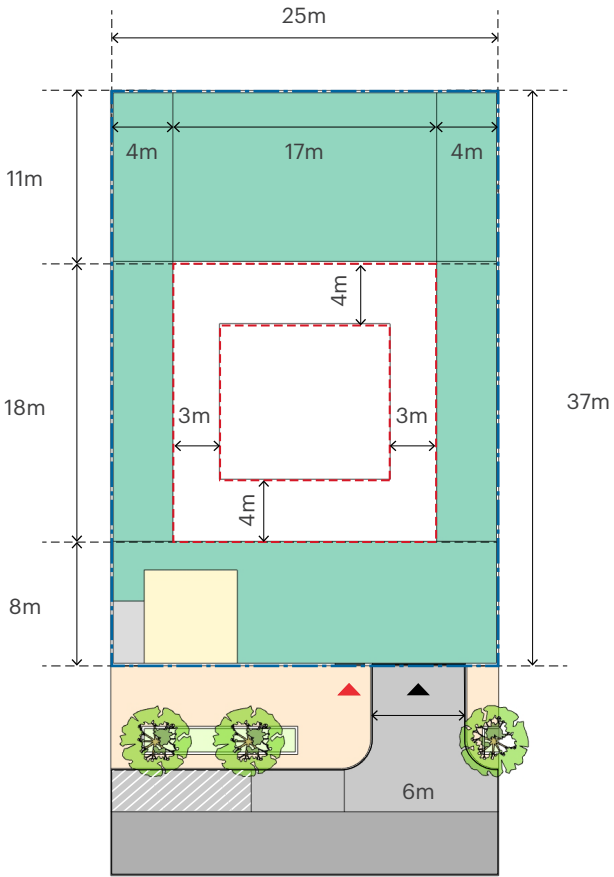
The Urban Design & Built Form Controls and Regulations are categorised as follows:

- › Architectural Character and Built Form
- › Villa Style Guidelines
- › Villa Typology Guideline
- › Material & Colour Guidelines
- › Plot Edge Treatment & Boundary Walls
- › Setback Zone Guidelines
- › Ancillary Buildings & Lightweight Structure Heights
- › Shading and Microclimate
- › Lighting
- › Roof & Terrace
- › Projections
- › Universal Access & Micromobility
- › Sahel Community Guidelines
- › Utility
- › Specific Land Use Regulations

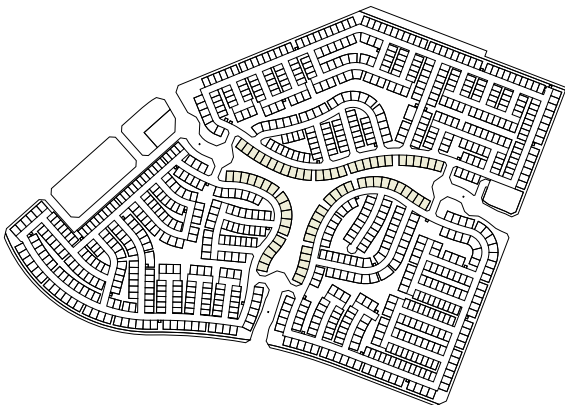
D9.1.2. Architectural Character And Built Form

PREMIUM VILLA - 6 BED

- › Maximum Height: 13.5m (4.5m per floor)
- › The maximum building height includes MEP equipment screening.
- › Setbacks are given as follows:
 - Front Setback: 8m; 0m for garage, utility and service rooms.
 - Side Setbacks: 4m
 - Rear Setback: 11m
- › Garage shall be at-grade or within the basement level.
- › Basements are permitted.
- › All fences to abide by fence guidelines.
- › Roof Floor shall not exceed 50% of the first floor building envelope, and be within the setback limits.
- › Terraces are permitted on the roof floor.
- › Waste facilities shall comply with Estidama requirements.



Location



Key

- Plot Boundary
- Buildable Zone for Dwelling
- Vehicular Lane
- Sidewalk
- Pedestrian Entry
- Vehicular Entry

6 Bed Villa (Premium)

Typical

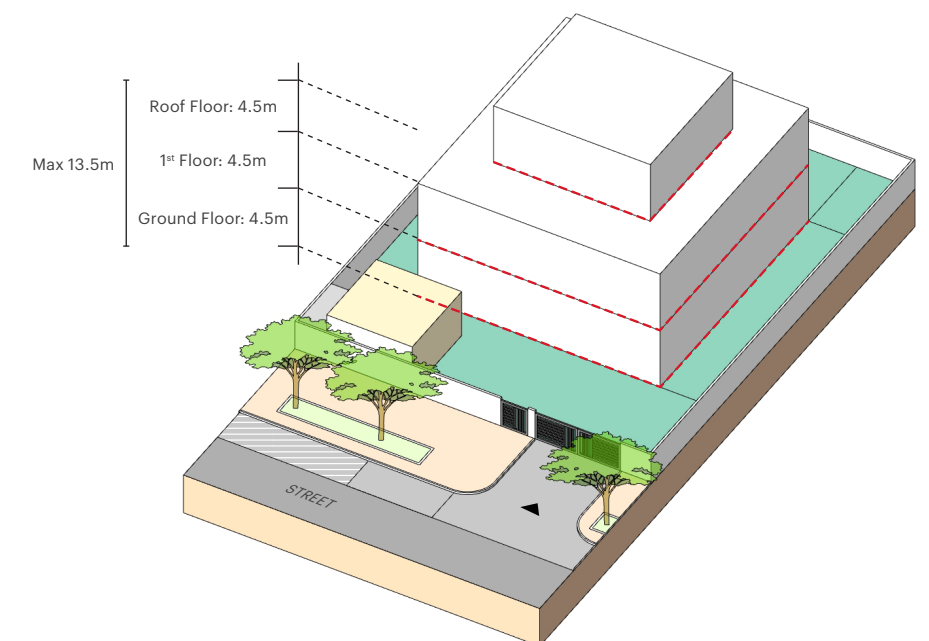
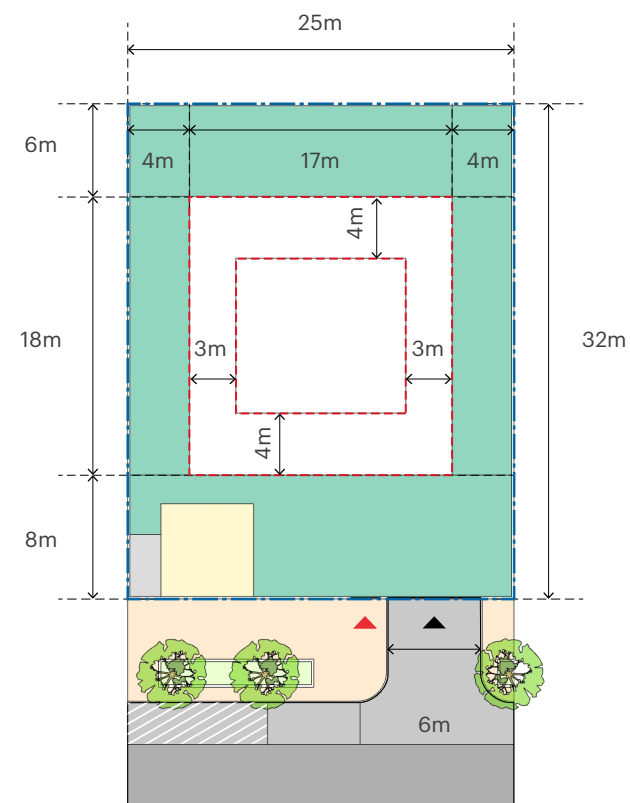
Land Use	Residential Villa
Plot Area	925
No. of Floors	B+G+1+R (4)
Max. Allowable GFA	700
FAR	0.76
Bedrooms	6
On-Plot Parking	As per ITC Req.

*Numbers shown are for a typical "nominal" plot. Plot area will vary.

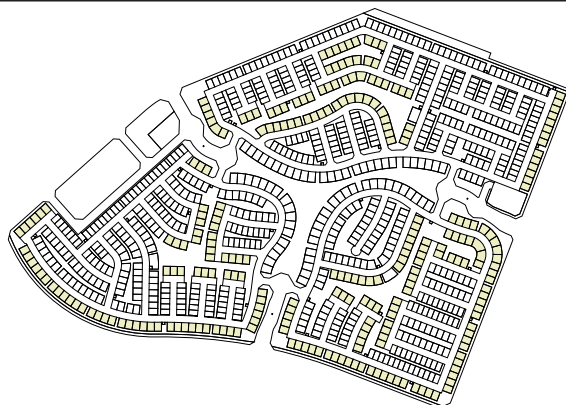


LARGE VILLA - 6 BED

- › Maximum Height: 13.5m (4.5m per floor)
- › The maximum building height includes MEP equipment screening.
- › Setbacks are given as follows:
 - Front Setback: 8m; 0m for garage, utility and service rooms.
 - Side Setbacks: 4m
 - Rear Setback: 6m
- › Garage shall be at-grade
- › All fences to abide by fence guidelines.
- › Roof Floor shall not exceed 50% of the first floor building envelope, and be within the setback limits.
- › Terraces are permitted on the roof floor.
- › Waste facilities shall comply with Estidama requirements.



Location



Key

- Plot Boundary
- Buildable Zone for Dwelling
- Vehicular Lane
- Sidewalk
- ▲ Pedestrian Entry
- ▲ Vehicular Entry

6 Bed Villa (Large)

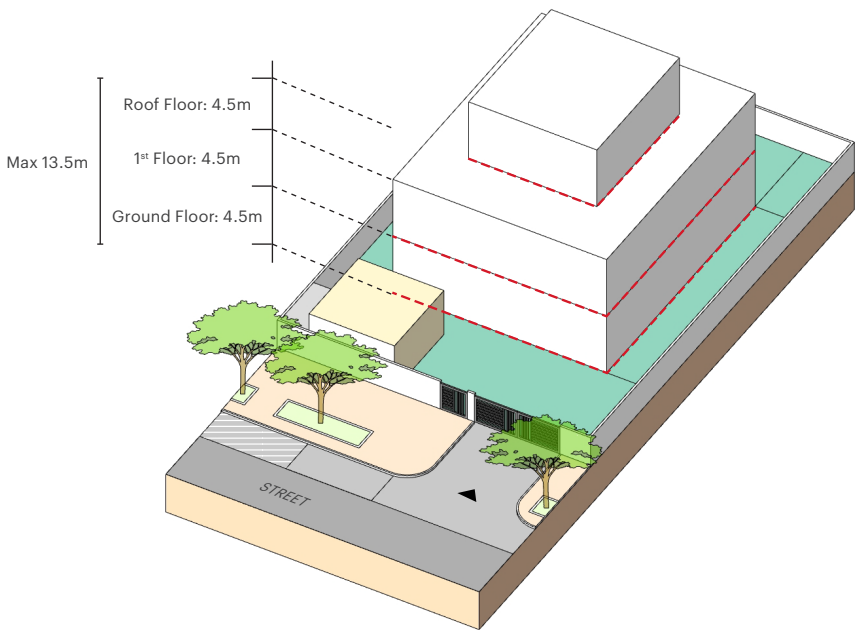
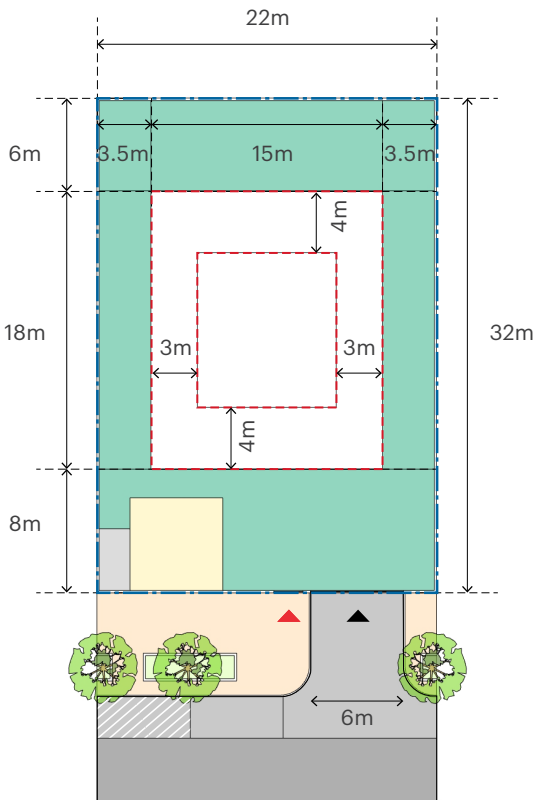
Typical

6 Bed Villa (Large)	Typical
Land Use	Residential Villa
Plot Area	800
No. of Floors	G+1+R (3)
Max. Allowable GFA	600
FAR	0.75
Bedrooms	6
On-Plot Parking	As per ITC Req.

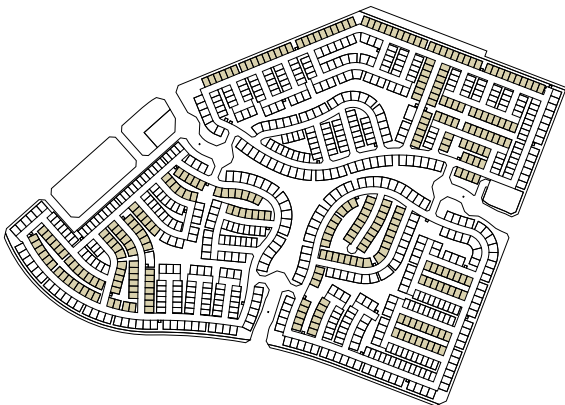
*Numbers shown are for a typical "nominal" plot. Plot area will vary.

MEDIUM VILLA - 5 BED

- › Maximum Height: 13.5m (4.5m per floor)
- › The maximum building height includes MEP equipment screening.
- › Setbacks are given as follows:
 - Front Setback: 8m; 0m for garage, utility and service rooms.
 - Side Setbacks: 3.5m
 - Rear Setback: 6m
- › Garage shall be at-grade
- › All fences to abide by fence guidelines.
- › Roof Floor shall not exceed 50% of the first floor building envelope, and be within the setback limits.
- › Terraces are permitted on the roof floor.
- › Waste facilities shall comply with Estidama requirements.



Location



Key

- Plot Boundary
- Buildable Zone for Dwelling
- Vehicular Lane
- Sidewalk
- Pedestrian Entry
- Vehicular Entry

5 Bed Villa (Medium)

Typical

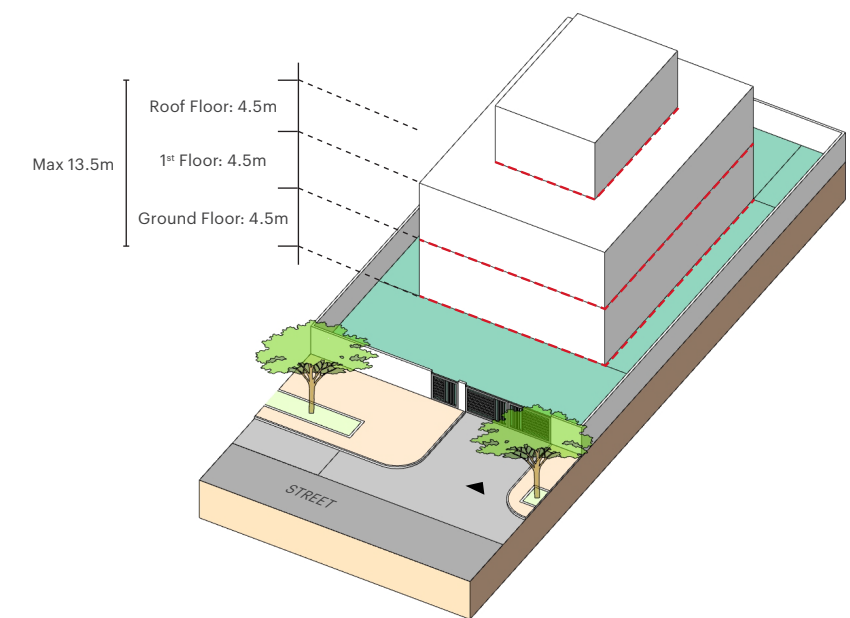
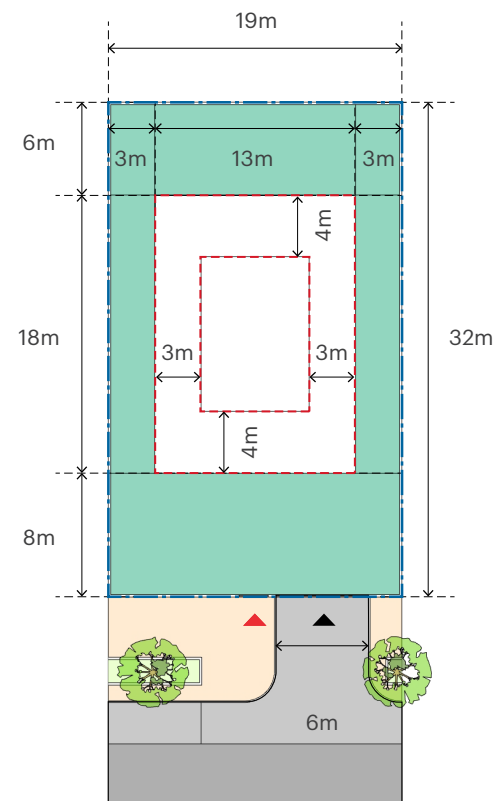
Land Use	Residential Villa
Plot Area	704
No. of Floors	G+1+R (3)
Max. Allowable GFA	550
FAR	0.78
Bedrooms	5
On-Plot Parking	As per ITC Req.

*Numbers shown are for a typical "nominal" plot. Plot area will vary.

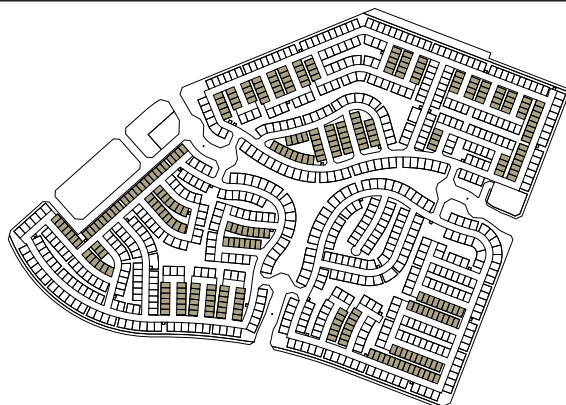


SMALL VILLA - 4 BED

- › Maximum Height: 13.5m (4.5m per floor)
- › The maximum building height includes MEP equipment screening.
- › Setbacks are given as follows:
 - Front Setback: 8m; 0m for garage, utility and service rooms.
 - Side Setbacks: 3m
 - Rear Setback: 6m
- › Garage shall be at-grade
- › All fences to abide by fence guidelines.
- › Roof Floor shall not exceed 50% of the first floor building envelope, and be within the setback limits.
- › Terraces are permitted on the roof floor.
- › Waste facilities shall comply with Estidama requirements.



Location



Key

- Plot Boundary
- Buildable Zone for Dwelling
- Vehicular Lane
- Sidewalk
- ▲ Pedestrian Entry
- ▲ Vehicular Entry

4 Bed Villa (Small)

Typical

4 Bed Villa (Small)	Typical
Land Use	Residential Villa
Plot Area	608
No. of Floors	G+1+R (3)
Max. Allowable GFA	450
FAR	0.74
Bedrooms	4
On-Plot Parking	As per ITC Req.

*Numbers shown are for a typical "nominal" plot. Plot area will vary.

D9.1.3. Architectural Character And Built Form (Cont.)

Architectural character and form are crucial because they define the identity and functionality of a building, influencing how it interacts with its environment and users. The design elements—such as shape, materials, and proportions—affect both aesthetic appeal and practical use.

A well-considered architectural form can foster a sense of place, enhance community identity, and contribute to the overall experience of the space, while also addressing social needs. In essence, character and form shape how we connect with and experience our built surroundings.

Elevation Compositions with Clean Lines



Elevation Compositions with Curved Lines



ARCHITECTURAL CHARACTER AND BUILT FORM		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure a consistent architectural character	MH-AC-01	The Architectural character of the building shall be contemporary, mediterranean or modern arabic styles.
	MH-AC-02	Decorative motifs and traditional patterns, when used, should be interpreted in a contemporary, mediterranean or modern arabic, reflective of its selected architectural character.
	MH-AC-03	Elevation compositions along the street, park edges and other publicly accessible spaces shall consider clean straight lines. Curved elevations are discouraged.
Ensure consistent massing throughout the development	MH-AC-04	The maximum height of a villa typology shall be a maximum of 13.5m, with each floor no higher than 4.5m (inclusive of the roof). This shall include but not limit to: › Overhead tanks parapets (or any other MEP equipment, utility screening, satellite dish and top of roof design elements); › Raised ground floor plinth; and › Any features such as skylights etc.
		The design shall comply to the following: › Roof Max GFA & Setback: Setback line shall be measured from the first floor building footprint, establishing the maximum roof building envelope. The roof floor GFA shall not exceed 50% of the first floor building envelope. › Permitted uses in the Roof Floor Built Area: Habitable and recreational spaces, terraces, and Architectural features such as Balconies, Canopies and Screening. › Permitted uses in the Ground Floor Front Setback Area: Ancillary Buildings (i.e garage, security rooms, structured and covered parking, utility and service rooms). › MEP equipment must be within the building envelope, and service ladder must be adequately screened from the public realm.
		Subdivision is not permitted. Amalgamation is permitted subject to Master Developer and Authority approval and shall conform to the following: › Any increase of allocated number of units is not permitted; › The massing of the amalgamated plot should be broken out between masses to break the long facades.
Provide flexibility in design and provision of basement.	MH-AC-07	A basement is permitted within the permissible building envelope for the 6 Bed Premium Villas as indicated in the DCR. The maximum basement depth shall not exceed 3.6m from the ground floor level top of slab. Access and ramps can be accommodated within the setback zone.
	MH-AC-08	Basements shall comply to the following: › Parking within the basement is allowed. However, all ramps should be within the plot limits with a 1m setback from the plot boundary. › Basements may be used for AV rooms, play rooms etc. Habitable spaces are not permitted within the basement, unless the owner has approval from the relevant authorities, following all necessary surveys / requirements and approvals (e.g. Bedrooms, dwellings etc.).

Contemporary / Modern Villa

Predominant features typically defining the Contemporary style include:

- › Flat or Low-pitched minimalism and simplistic rooflines;
- › Expansive floor-to-ceiling windows maximize natural light, emphasising indoor and outdoor connection;
- › Combination of materials such as concrete, steel, glass, wood, offering a contrast of textures;
- › Asymmetrical design with varied shapes and forms, creating visual interest;
- › Cantilevered structures, including overhanging elements providing dynamic appearance, often extending outdoor living areas or upper floors;
- › Simplistic minimalist facades, with smooth finishes and sharp lines;
- › Neutral colour palettes, emphasizing clean lines and allowing natural materials or landscaping to stand out.

Mediterranean Villa

Predominant features typically defining the Mediterranean style include:

- › Low-pitched roofs (max. 35 degrees), covered with tiles;
- › Stucco-style walls with white or earthy tones;
- › Arched windows and doorways;
- › Tower or turret-like structures;
- › Central or side courtyard, often surrounded by arches or colonnades;
- › Terraces and patios, often covered by pergolas;
- › Exposed wooden beams, paired with wooden doors;
- › Balconies with Wrought Iron railings;
- › Clay or stone pavers used for pathways and patios.

Modern Arabic Villa

Predominant features typically defining the Modern Arabic style include:

- › Flat roofs with parapets often used to create a clean, bold silhouette;
- › Textured Stucco or natural stone facades;
- › Arched Doorways and Windows incorporated into entrances and windows;
- › Small decorative domes, linking to Arabic tradition;
- › Tall, Narrow Windows, typically slender and elongated, often framed with decorative stonework or shutters;
- › Decorative geometric motifs, inspired by Islamic art, used in elements like tilework, facades, or gates;
- › Mashrabiya screens made of wood or metal;
- › Ornate decorative gates, often made of metal with intricate patterns;
- › Pergolas or canopies, for added shade;
- › Courtyards, often with water features.



D9.1.4. Contemporary / Modern Villa Guidelines

Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entries can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at entries.

Façade

Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.

Shading

Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.

Roof - MEP equipment to be on 1st Floor Roof or Roof Floor

Flat roofs with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within concealed flat areas for minimum visual impact.



D9.1.5. Mediterranean Villa Guidelines

Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entries can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at entries.

Façade

Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.

Shading

Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.

Roof - MEP equipment to be on 1st Floor Roof or Roof Floor

Sloped roofs (max. 35 degrees) with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within the 1st Floor roof or Roof Floor floor area for minimum visual impact.



D9.1.6. Modern Arabic Villa Guidelines

Front Door and Porches

Main building entry should be oriented towards the front yard for easy wayfinding. Entries can be enhanced with arches, tile, stone, brick, or other accents for added detail and visual interest as appropriate to the architectural style. Recess doorways or provide awnings or roof overhangs to provide shelter from rain at entries.

Façade

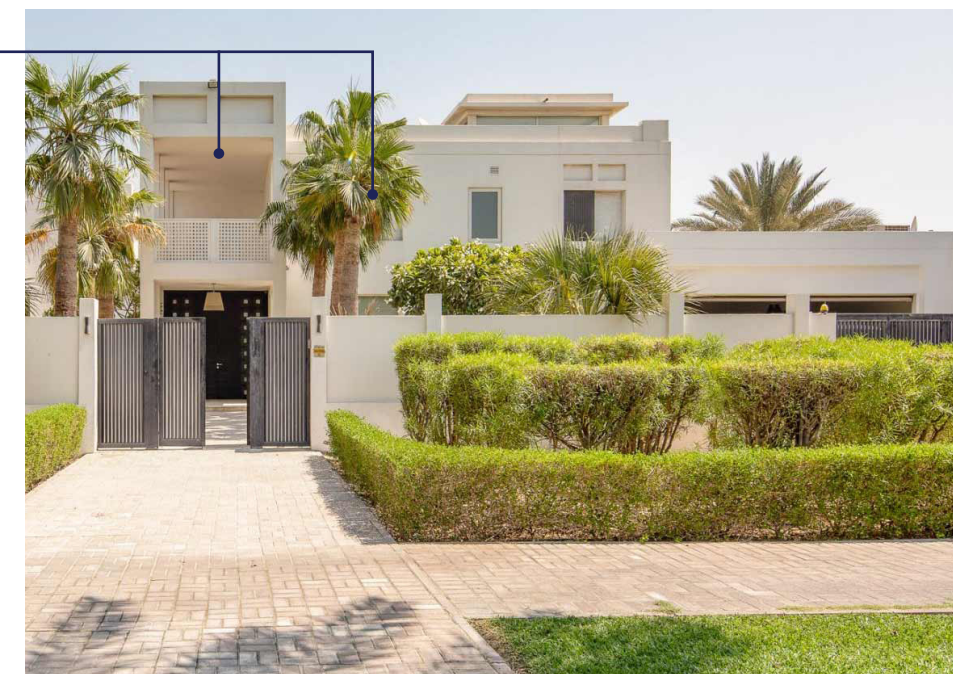
Balconies and patios are encouraged to break up massing and provide shading. Screens are encouraged to ensure privacy, provide shading and ventilation.

Shading

Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.

Roof - MEP equipment to be on 1st Floor Roof or Roof Floor

Flat roofs with light colours and overhangs are encouraged to reduce heat gain. Mechanical units should be screened sufficiently within concealed flat areas for minimum visual impact



D9.1.7. Villa Typology Guideline

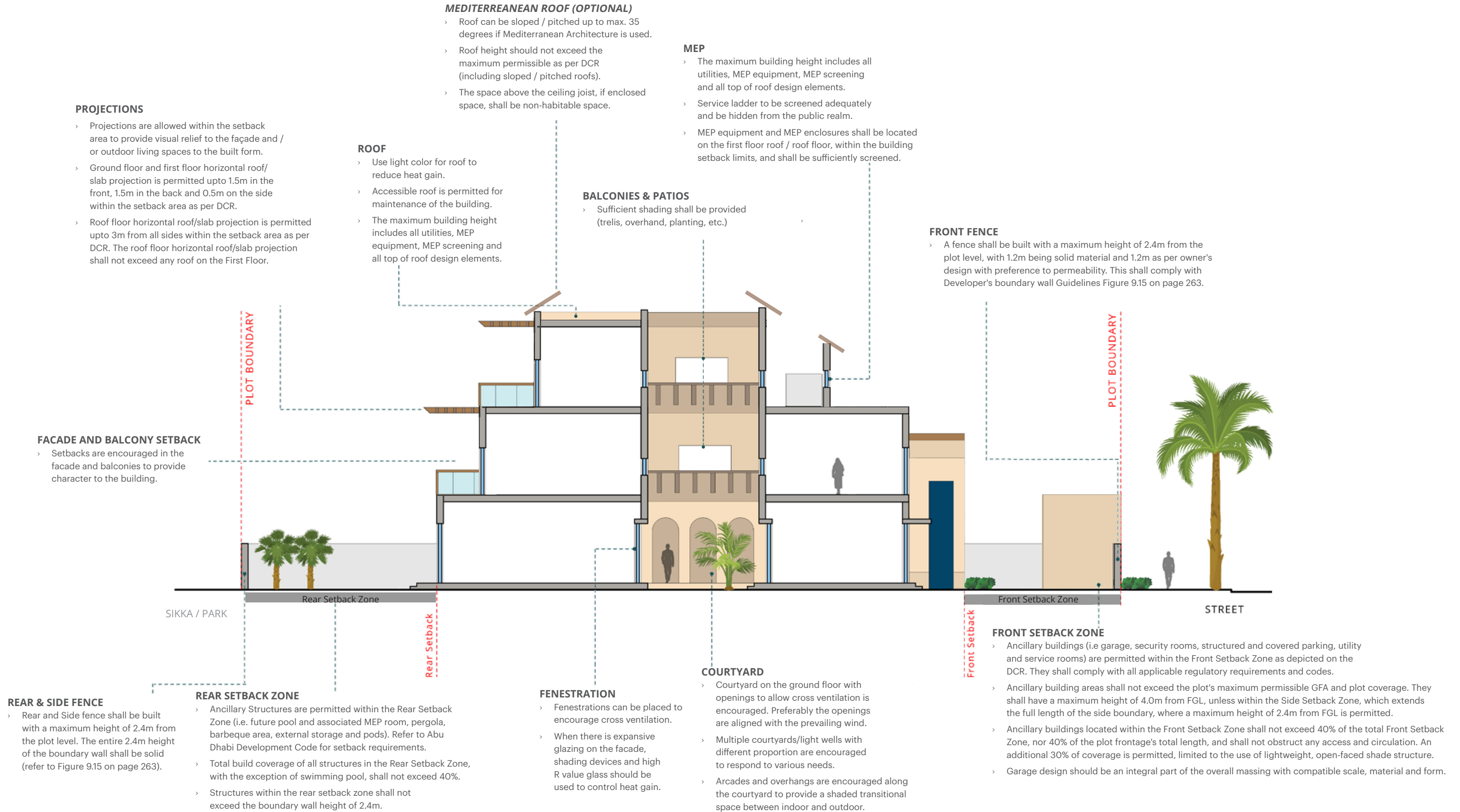


Figure 9.14 Villa Typology - General Guidelines

D9.1.8. Villa Typology Guideline - Boundary Walls / Fences

Rear Boundary Wall Treatment

- › A wall shall be built with a maximum height of 2.4m from the plot level.
- › The material of the fence facing out of the plot should be consistent across the development and follow material and colour guidelines (refer to Plot Edge Treatment and Boundary Wall Guidelines).
- › Caps, ornaments and any other boundary wall features are not permitted. Pillars are allowed, but shall not be visible outside the plot.
- › Chain link and plastic fences shall not be used.
- › The pedestrian gate to the public open space shall be max. 1.2m wide aligning with the rear fence treatment, and shall be built in the corner of the rear boundary wall back to back with adjacent plots.



Side Boundary Wall Treatment

- › A wall shall be built with a maximum height of 2.4m from the plot level. The entire 2.4m height of the boundary wall shall be solid to ensure privacy to the adjacent plot.
- › The material of the fence facing out of the plot should be consistent across the development and follow material and colour guidelines (refer to Plot Edge Treatment and Boundary Wall Guidelines).
- › Caps, ornaments and any other boundary wall features are not permitted. Pillars are allowed, but shall not be visible outside the plot. Fences along the public open space facing side may include indents /pillars to create variance in the park-facing treatment.
- › Chain link and plastic fences shall not be used.
- › Lighting shall be within the plot boundary and not on top of the wall.



Front Boundary Wall Treatment

- › A fence shall be built with a maximum height of 2.4m from the plot level, with 1.2m being solid material and 1.2m as per owner's design with preference to permeability.
- › The material of the wall facing the street should be consistent across the development and follow material and colour guidelines (refer to Plot Edge Treatment and Boundary Wall Guidelines).
- › Caps, ornaments and any other boundary wall features are not permitted. Pillars are allowed, but shall not be visible outside the plot.
- › Chain link and plastic fences shall not be used.
- › The driveway gate, pedestrian gate and utility / waste room gate are encouraged to be permeable and respond to the overall architectural character.

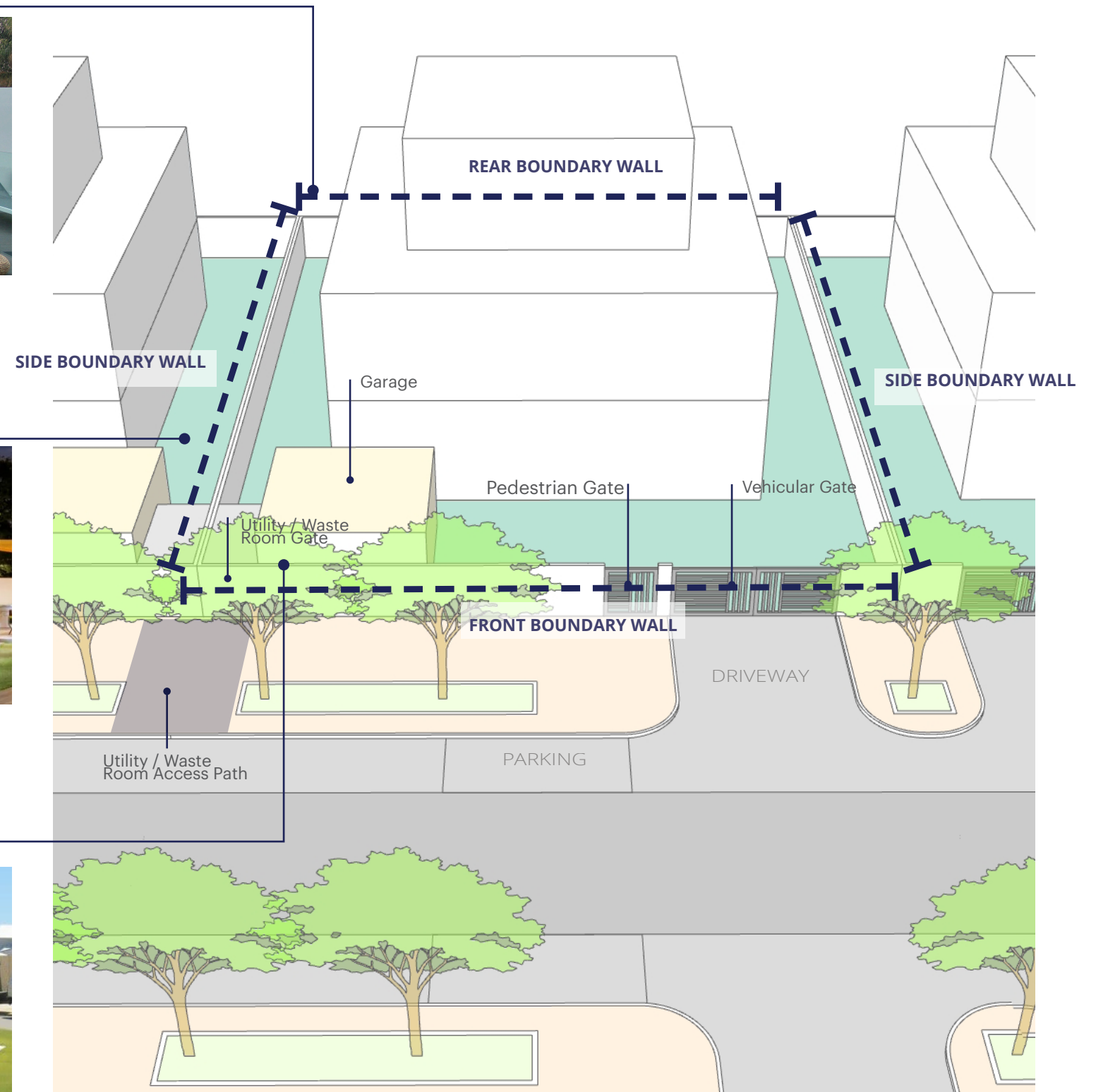


Figure 9.15 Villa Typology Guideline - Boundary Walls / Fences

D9.1.9. Material & Colour Guidelines

The design of the building is to ensure the unnecessary use of materials is minimized to avoid environmental impacts associated with material waste. When selecting materials, preference is to be given to locally / regionally and responsibly sourced materials, including materials that are being reused or have recycled content, ease of disassembly, and a low life cycle environmental impact and embodied energy.

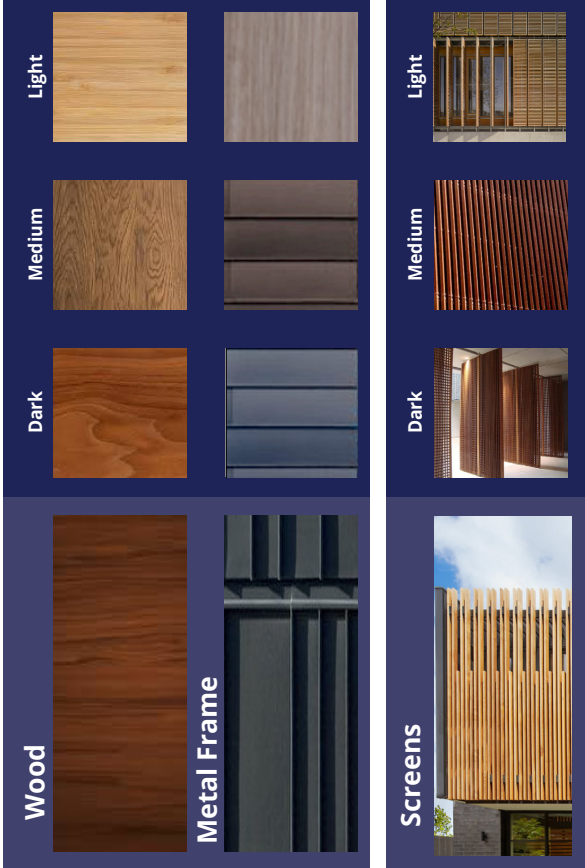
Materials selection is to be considered early in the design process to allow for opportunities to research and investigate the most viable options available to the project.

To reflect the character of the development the colour palette ranges from natural tones whites to beige-browns and ochres.

Primary Materials / Colour Materials



Secondary & Accents Material / Colour



MATERIAL & COLOUR GUIDELINES

OBJECTIVE	DCR REF	REGULATION / GUIDELINE
To use materials that as far as possible is locally sourced	MH-MA-01	Regionally appropriate materials shall be used throughout the development.
	MH-MA-02	Materials with high reflectivity and that may cause create undue nuisance, discomfort or hazard to any part of the surrounding development shall not be used.
	MH-MA-03	Material procurement should comply with the Estidama requirements for regional sourcing and supporting local industries.
	MH-MA-04	Contrast of textures and finishes should be used to allow for variety. Contrast in colors shall be limited to accents only.
Materials to be used should help define the character of the development to maintain the identity of the development	MH-MA-05	Glazing should be used in a controlled fashion as greater solid to glass ratio is reflective of the character. Use of reflective, mirrored glass or glass with a high colour tint are not permitted.
	MH-MA-06	Colours used for the villa façade and boundary walls shall be white, buff, beige and light colours with complementary warm colours and darker shades should be considered for accents and secondary elements only. Refer to colour and material palette below and reference images on the following page of acceptable colours and materials.
	MH-MA-07	Coloured renders / stucco type finishes are encouraged on the front and rear facade. Painted external surfaces shall be suitable for the climate, durable avoiding peeling and degradation.
	MH-MA-08	Hardscape in the private realm shall be compatible to the public realm where it interfaces with the public realm, such as driveways and pedestrian accesses.
Ensure private realm is reflective of the character of the development	MH-MA-09	Boundary wall material and colour finishes shall be compatible to the Public Realm, as designed.
	MH-MA-10	The external treatment of the boundary wall for all sides shall be smooth plaster finished with RAL 9001 colour only. Where two neighbouring boundary walls meet, the space between the two shall be filled with a sealant of matching colour (i.e RAL 9001).

Dark colour not permitted as primary villa façade colour.



Contrast of textures and finishes should be used to allow for variety



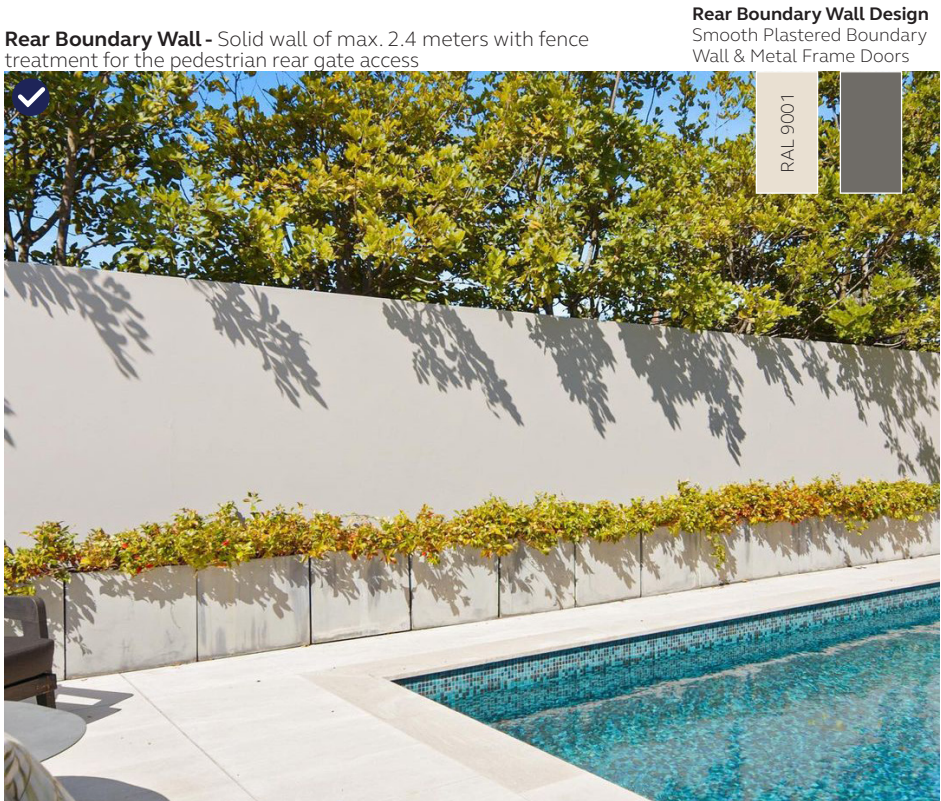
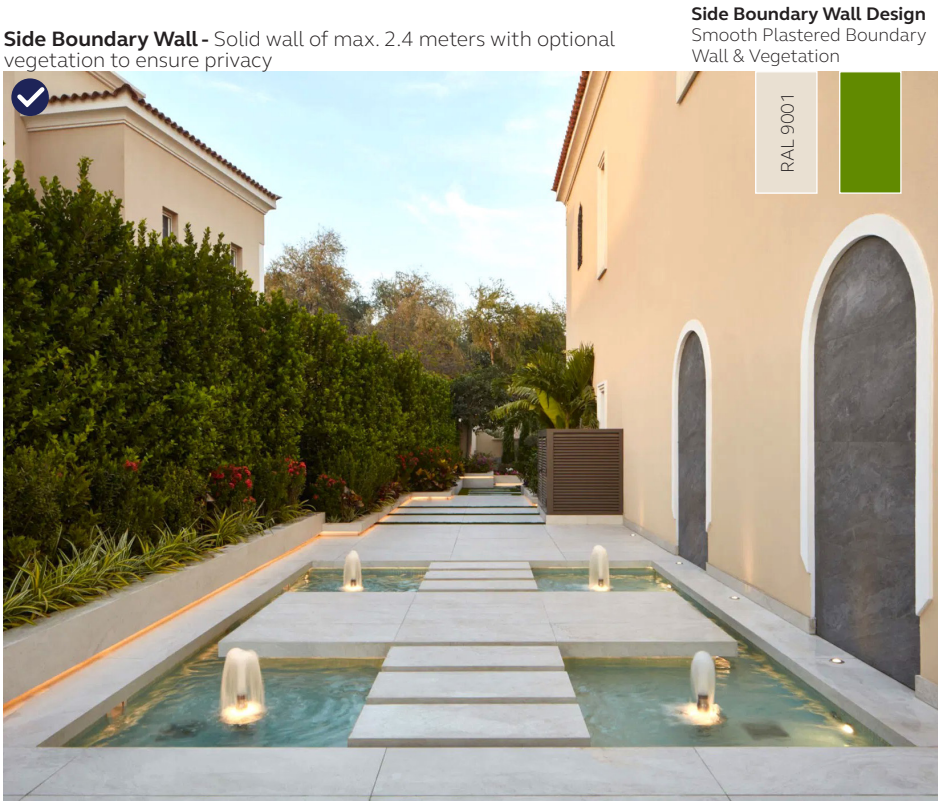
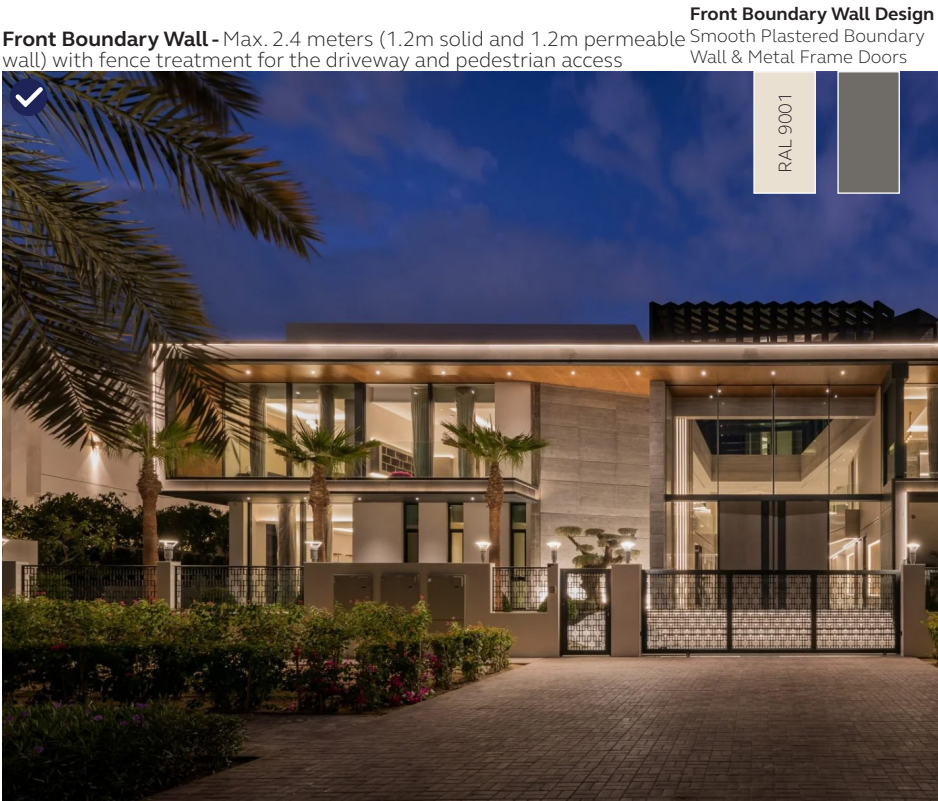
Reflective, mirrored glass or glass with high colour tint not permitted.



Villa façade colours and boundary walls to be light colours (white, beige etc.)



Examples of accepted Material & Colours - Boundary Wall



Examples of accepted Material & Colours - Villa Design

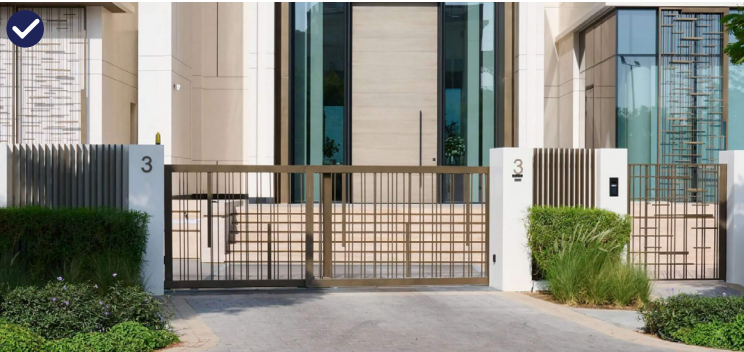


D9.1.10. Plot Edge Treatment and Boundary Wall Guidelines

Plot edges and their treatment are an integral part of the urban design character of the development. While defining an ownership boundary is inherent to development of a plot, it is equally essential to integrate with the context to create seamless built environment experience.

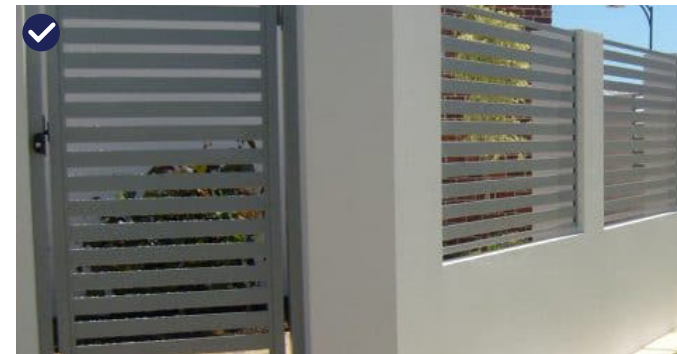
Boundary Wall Details	
Max. Height	2.4 meters
Permitted Material	Material shall be smooth plastered in allowed colour
Permitted Colour	RAL 9001
Not Permitted Design Features	Caps, ornaments and any other boundary wall features are not permitted. Pillars are allowed, but shall not be visible from the street-facing and rear boundary wall (Refer to MH-PE-08)
Permitted Lighting Fixtures	Permitted for signage purposes only (refer to Lighting Guidelines D9.1.16 on page 272.

Vehicular & Pedestrian Gate Access

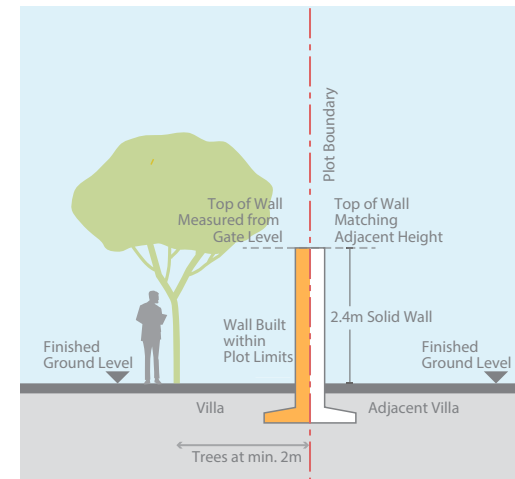
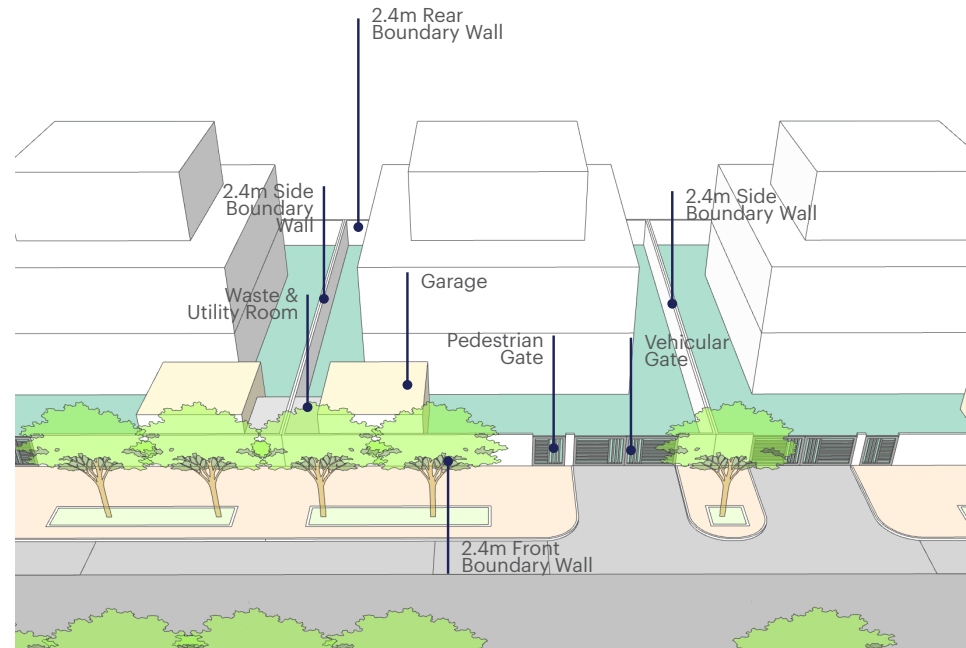


PLOT EDGE TREATMENT & BOUNDARY WALLS		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure all plot edges are clearly defined	MH-PE-01	All plot edges shall be delineated by boundary treatment to ensure safety and demarcate ownership. Eg. solid wall or fencing. Modon will build all boundary walls that are adjacent to the public realm, as per their design.
	MH-PE-02	All plot edge treatment shall be completely and entirely within the plot limits including boundary wall footings, pool structures, security booths etc.
	MH-PE-03	All buildings and structures shall have the roofs placed so that all rainwater falls within the owner's plot. Deflection of rainwater to a neighbouring plot is not permitted.
	MH-PE-04	Public Realm, as designed, shall not be altered by the sub-developer / owner. Public Realm guidelines for open space plots shall be read in conjunction with the Developer's applicable public realm design and regulations for the development
Boundary wall form and shape	MH-PE-05	Boundary walls shall not exceed 2.4m on any sides (front, rear, and side). Refer to Boundary Wall Guidelines Figure 9.15 on page 263.
	MH-PE-06	It is permissible to match the architecture of the boundary wall to the architectural style. Final detail of the wall shall be developed and approved by the master developer as part of the design stages.
	MH-PE-07	Front boundary walls may have openings for the plot owner to add their choice of finish, while all other wall shall be solid. All outwardfacing walls shall adhere to the material, colour and height set out within these guidelines.
	MH-PE-08	Boundary walls shall be smooth plaster finished with RAL 9001 colour only. Boundary wall pillars are allowed with a 2 meter spacing from the centre to centre pillar, however the footings must be with the plot boundary (refer to reference below).
	MH-PE-09	Boundary wall caps, ornaments and any other boundary wall features are not permitted to ensure a coherent treatment along the public realm.
	MH-PE-10	Boundary wall lighting is not permitted on top of the boundary wall. Lighting is permitted along the front boundary wall for Villa signage only limited to a max. width of 0.5m, and on the inside of the boundary wall.
	MH-PE-11	Besides the minimum setbacks, building design shall ensure that all civil defence and utility access and clearance is provided in accordance with the relevant authority.
	MH-PE-12	On plot (private) fire hydrants, fire truck, and utility access to be considered by the plot developer.
Ensure compliance to civil defence and utility authority requirements		

Boundary Wall & Vehicular / Pedestrian Gate



2m Spacing between boundary pillars



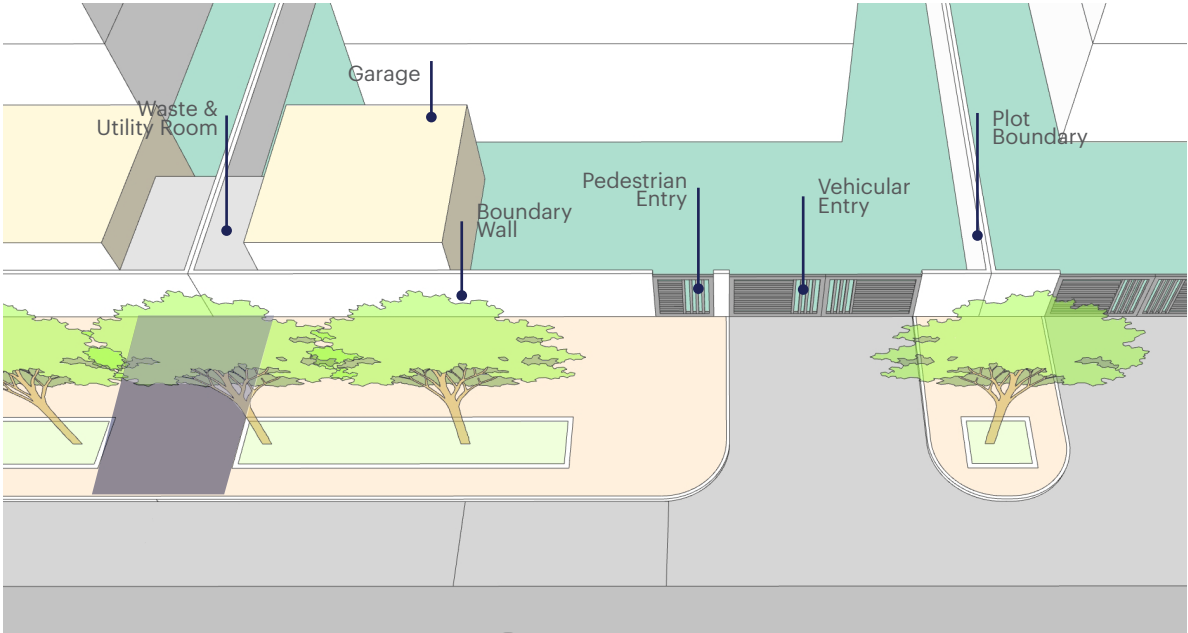
Side Boundary Wall Detail - Boundary Wall Footing shall be within the plot boundary (Guideline Reference: MH-PE-08)

D9.1.11. Front Setback Zone Guidelines

The architectural character of the development is contemporary with strong clean geometry and minimalist approach. High solid void ratios or strong shading principles. This section should be read in conjunction with facade, finishes and shading.

The plot owner has flexibility to design the architecture of their plot while maintaining the overall identity of the master plan vision. Hence character and form along the public realm and public open space should be designed sensitively.

FRONT SETBACK ZONE GUIDELINES		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure general principles of plot access are adhered to	MH-FS-01	Only one vehicular access shall be provided as provided/defined in the specific DCR with a maximum width of 6m. The driveway location as provided within the DCR shall not be altered or relocated. Vehicular gate shall be maximum 6m wide.
	MH-FS-02	Vehicular/Access ramps shall be within the plot boundary and are forbidden to encroach onto neighbouring plots or public areas i.e. Road Right of Way (ROW), sikkas, service corridors and open spaces.
Provide guidance and flexibility for on-plot parking for residential typology	MH-FS-03	All mandatory residential parking shall be on-plot and provided within the basement (if applicable) or at grade parking.
	MH-FS-04	Parking area may be covered such as basement parking garage, at grade closed parking garage, or alternative semi-covered options such as pergolas may be provided.
Provide guidance on the pedestrian access for residential typology	MH-FS-05	Pedestrian and vehicular access gates shall open inwards so as not to impede the pedestrian realm. Pedestrian access gates along the front edge may be located to integrate with the architectural design and is not restricted in location.
	MH-FS-06	Plot edge treatment along the front edge of the plot shall be a maximum of 2.4m.
Provide guidance on the front edge treatment so as to promote a consistent public private interface	MH-FS-07	Front boundary wall shall be of 1.2m solid wall with 1.2m as per owner's design with preference to permeability on top. The wall shall have openings for the vehicular gate, pedestrian gate and service room gate, where all gates shall be consistent in their design character. The gates should be of a permeable design. Refer to Boundary Wall Guidelines Figure 9.15 on page 263.
	MH-FS-08	Any uses located within the front setback area is considered semi-private and shall be designed with sensitivity to neighbouring plot privacy and public realm.
To regulate the ancillary buildings and structures within the setback areas	MH-FS-09	Ancillary buildings (i.e. garage, security rooms, structured and covered parking, utility and service rooms) are permitted within the Front Setback Zone as depicted on the DCR. They shall comply with all applicable regulatory requirements and codes.
	MH-FS-10	Ancillary building areas shall not exceed the plot's maximum permissible GFA and plot coverage. They shall have a maximum height of 4.0m from FGL, unless within the Side Setback Zone, which extends the full length of the side boundary, where a maximum height of 2.4m from FGL is permitted.
	MH-FS-11	Ancillary buildings located within the Front Setback Zone shall not exceed 40% of the total Front Setback Zone, nor 40% of the plot frontage's total length, and shall not obstruct any access and circulation. An additional 30% of coverage is permitted, limited to the use of lightweight, open-faced shade structure.



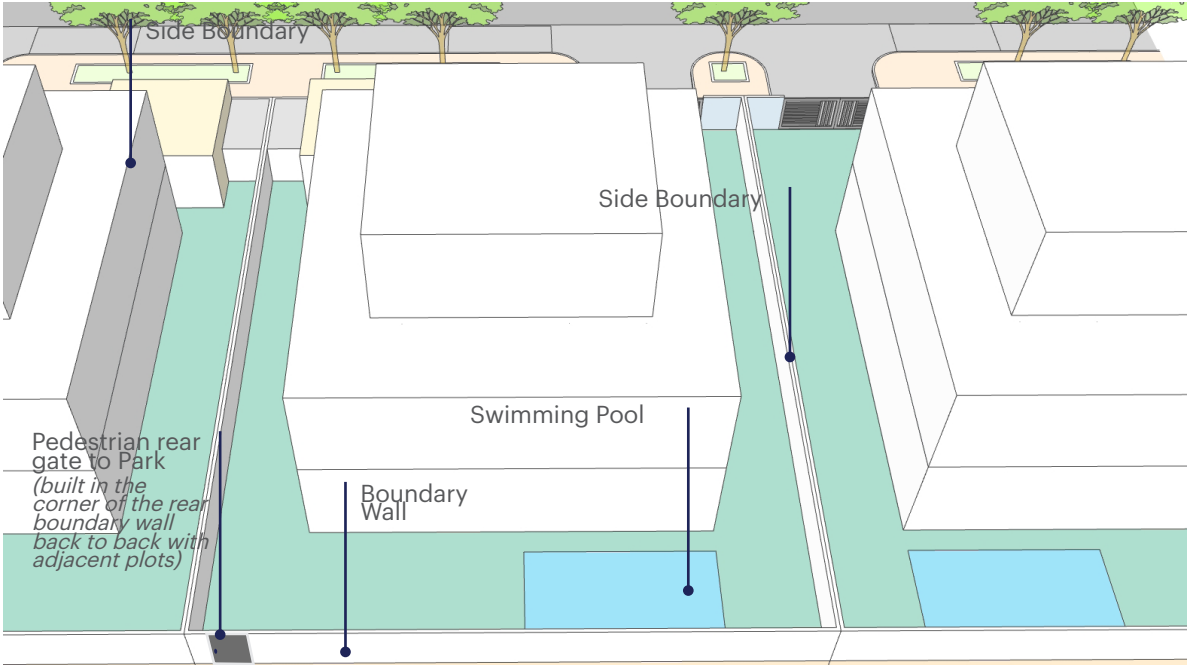
D9.1.12. Rear Setback Zone Guidelines

Rear setbacks should be designed to provide adequate separation from adjacent properties, enhancing privacy for outdoor areas and interior living spaces. It's essential to consider the orientation of the villa to maximize natural light and airflow, allowing for pleasant outdoor experiences. Incorporating landscaping elements, such as trees and shrubs, can further enhance privacy and create a welcoming environment.

Rear setbacks can accommodate features like swimming pools, patios or decks, promoting outdoor living.

REAR SETBACK ZONE GUIDELINES

OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure consistent plot edge treatment along side and rear boundaries	MH-RS-01	Rear Setback Zone shall have boundary treatment to a maximum of 2.4 meters height. Refer to Boundary Wall Guidelines Figure 9.15 on page 263.
	MH-RS-02	Boundaries adjacent to public open space edge can provide a pedestrian gate max. 1.2m wide to the public open space and shall be built in the corner of the rear boundary wall back to back with adjacent plots. No pedestrian gates are allowed on the side boundary.
Provide design flexibility while ensuring privacy to neighbouring plot is not compromised	MH-RS-03	Solid treatment shall be used for side/rear boundary wall. If additional screening for swimming pools, outdoor dining etc. is required this shall be as per guidelines for Ancillary Buildings and Lightweight Structures on the following pages.
To regulate the buildings and structures within the setback areas	MH-RS-04	Ancillary Structures are permitted within the Rear Setback Zone (i.e. future pool and associated MEP room, pergola, barbeque area, external storage and pods). Refer to Abu Dhabi Development Code for setback requirements.
	MH-RS-05	Total build coverage of all structures in the Rear Setback Zone, with the exception of swimming pool, shall not exceed 40%.
	MH-RS-06	Lightweight, open-faced shade structures such as pergola, barbeque area, external storage and pods are permissible up to 2.4m from FGL.

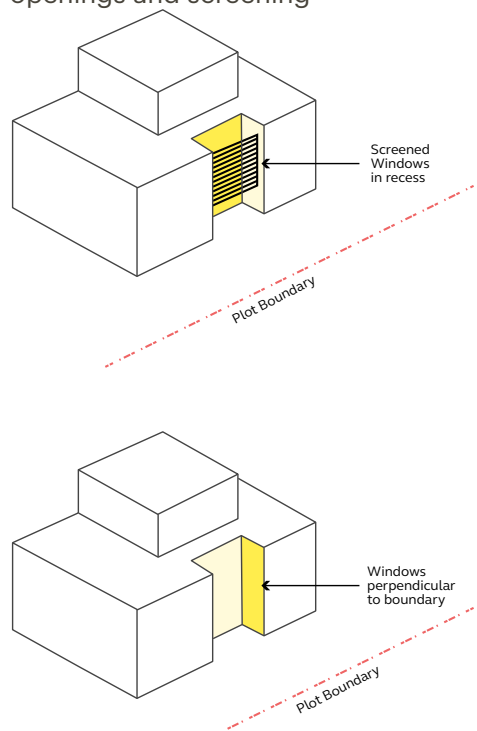


D9.1.13. Side Setback Guidelines

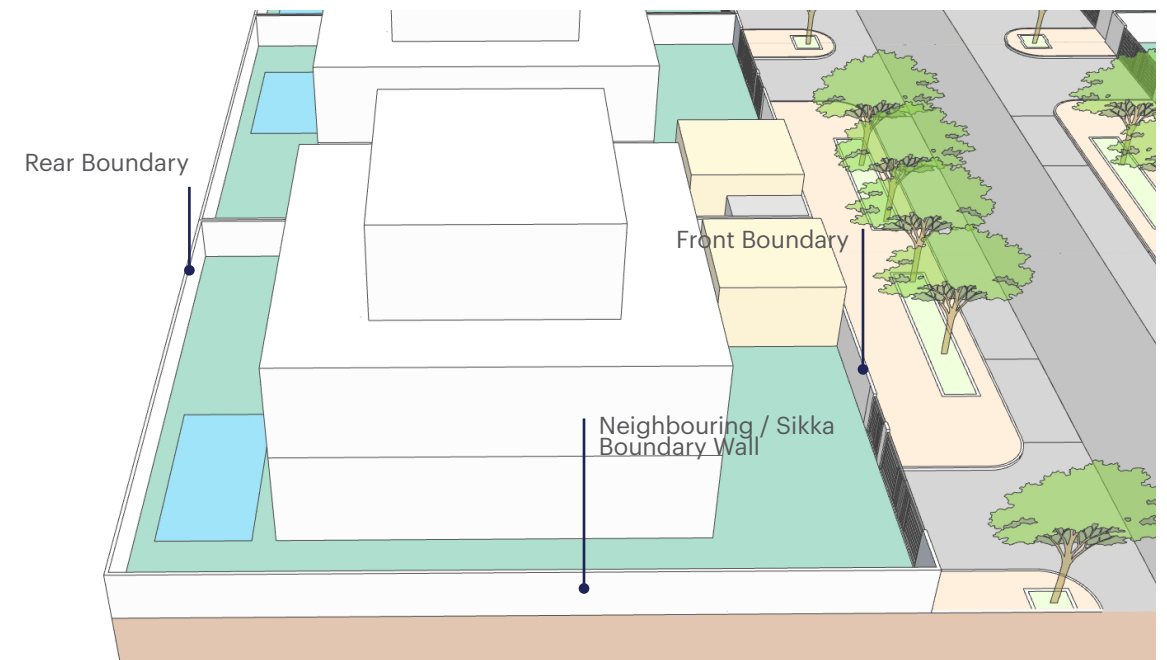
Side setbacks should be designed to ensure sufficient separation from neighboring properties, reducing noise and promoting a sense of seclusion. It's important to align setbacks with the architectural character of the neighborhood, maintaining visual harmony.

Careful positioning can maximize natural light and ventilation for both the villa and adjacent homes. Facilitating easy access for maintenance is crucial, as is the opportunity to create inviting outdoor spaces.

Openings not permitted along the side boundary (Ref: MH-SS-01) - Examples of permitted recess with openings and screening



SIDE SETBACK GUIDELINES		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure the right to privacy is maintained	MH-SS-01	The side facades should be designed to avoid direct lines of sight to and from adjacent buildings. No openings are permitted with direct views towards neighbouring plots.
	MH-SS-02	Windows, openings and balconies shall be designed and placed to consider privacy of the neighbouring plot. Balconies shall not extend beyond the maximum building envelope.
	MH-SS-03	Side terraces on the upper floors that overlook a neighbouring residential plot must have a 1.8m high wall or screen to provide privacy.
Ensure consistent plot edge treatment along side and rear boundaries	MH-SS-04	Side plot edges shall have a solid boundary treatment to a maximum of 2.4 meters height. Refer to Boundary Wall Guidelines Figure 9.15 on page 263. Structures within the rear setback zone shall not exceed the boundary wall height of 2.4m.
	MH-SS-05	No pedestrian gates are allowed on the side boundary.
	MH-SS-06	Construction gaps between two adjacent boundary walls shall be filled sealant of a matching shade, by the second developer.
Provide design flexibility while ensuring privacy to neighbouring plot is not compromised	MH-SS-07	Solid treatment shall be used for side/rear boundary wall. If additional screening for swimming pools, outdoor dining etc. is required this shall be as per guidelines for Ancillary Buildings and Lightweight Structures on the following page. No enclosed buildings shall be built in the side setback zone, except for the front setback zone as per DCR.

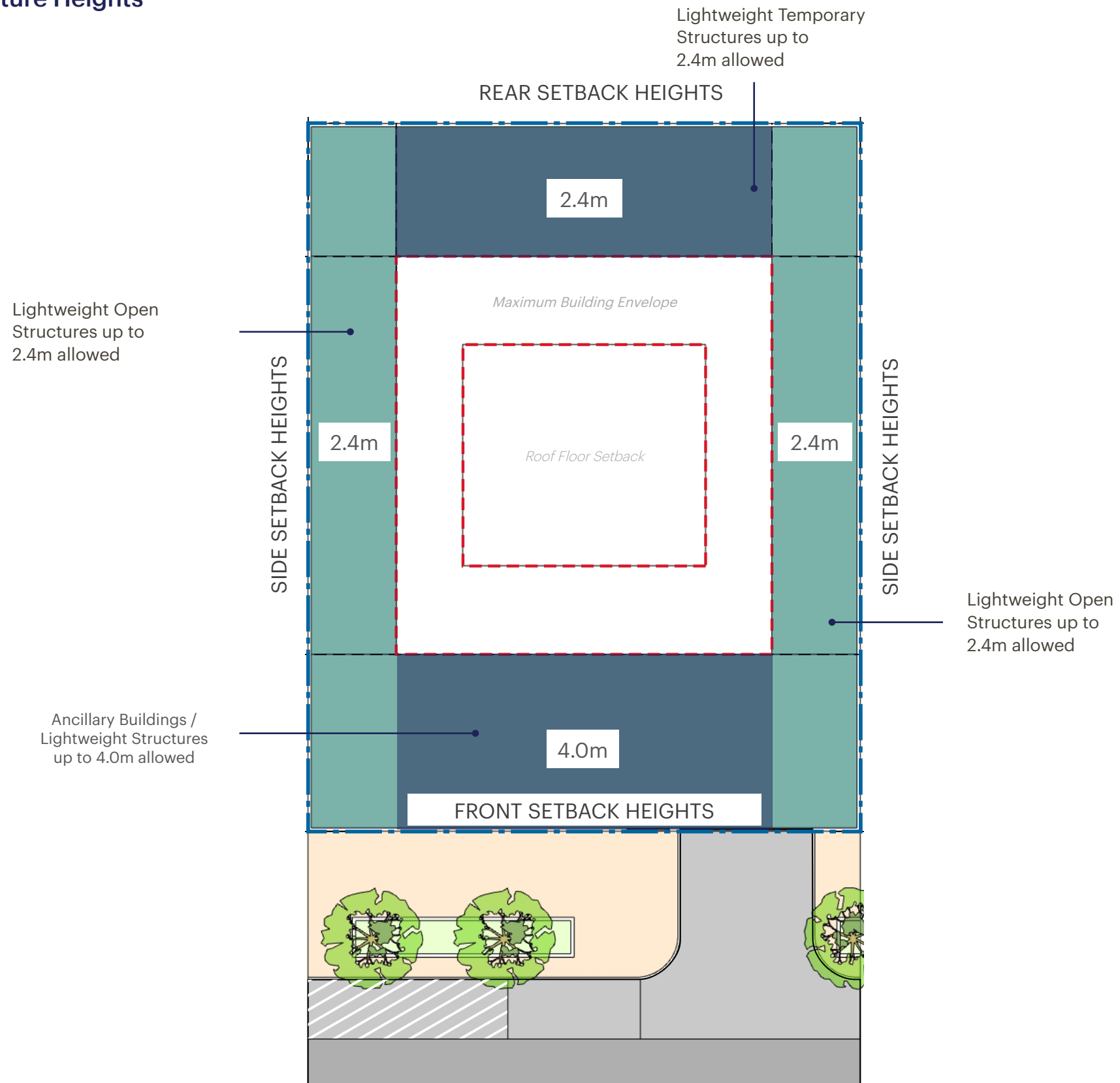


D9.1.14. Ancillary Buildings & Lightweight Structure Heights

Ancillary Buildings and Lightweight Structure shall be designed to ensure the needs of the end-user can be accommodated within the plot. These buildings and structures are often smaller in scale and designed to blend harmoniously with the villa's architecture, providing functional space while maintaining aesthetic appeal.

All ancillary buildings and lightweight structures shall also ensure that roofs are placed so that all rainwater falls within the owner's plot. Deflection of rainwater to a neighbouring plot is not permitted.

These guidelines provide details on the maximum height allowed for these buildings and structures within the plot limits.



Key

- Plot Boundary
- Buildable Zone for Dwelling
- Front & Rear Setbacks
- Side Setbacks

D9.1.15. Shading & Microclimate Guidelines

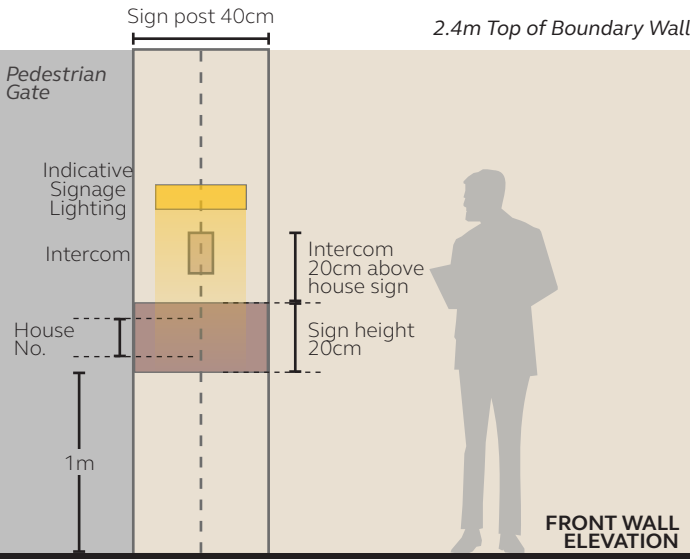
Shading is a key architectural consideration, due to the intense heat and sun exposure. Effective shading solutions not only enhance aesthetic appeal but also improve energy efficiency, and indoor and outdoor comfort. Architectural features like overhangs, pergolas, and strategically placed greenery can minimize the direct sunlight on façades and windows and thereby improve the overall micro-climatic conditions.

SHADING & MICROCLIMATE		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure facades are sensitive to climatic conditions and improve comfort levels	MH-SH-01	Porches, porticos, balconies, overhangs, and pergolas are encouraged for shading to improve the comfort level and functionality of outdoor spaces.
	MH-SH-02	Where windows are exposed to the south facade shading devices such as roof overhangs, archways, screens, brise soleil, fins should be provided.
	MH-SH-03	Wood-like Pergolas, Trellises and tensile shading canopies should be incorporated in the design to maximize shading and create patterns of light and shade.
	MH-SH-04	Adjustable or fixed Louvers and Shutters around windows are permitted to control sunlight, allowing ventilation and creating shade.
	MH-SH-05	Green walls, Green Screens and Vertical Gardens and trees, incorporating greenery, such as vertical gardens or trellised plants, are permitted to create natural shade.
	MH-SH-06	All Shading features located within the rear setback shall have a maximum height of 2.4m from FGL. Total build coverage of all structures in the Rear Setback Zone, with the exception of swimming pool, shall not exceed 40%.
	MH-SH-07	Glazing should be used in a controlled fashion as per Material & Colour Guidelines MH-MA-05, and reflectiveness as per MH-MA-02.
	MH-SH-08	Materials should be appropriate for the climate and sourced locally as per MH-MA-01 & MH-MA-03.
Create shaded, functional and comfortable active spaces	MH-SH-09	Shade structures should be visually elegant and appropriate to the architecture of the buildings and be durable to withstand the Emirate's typical climatic conditions.
	MH-SH-10	Wherever possible or feasible, continuous shading within plot and along primary routes should be implemented for maximum pedestrian comfort - Either through tree or shade structure provision.

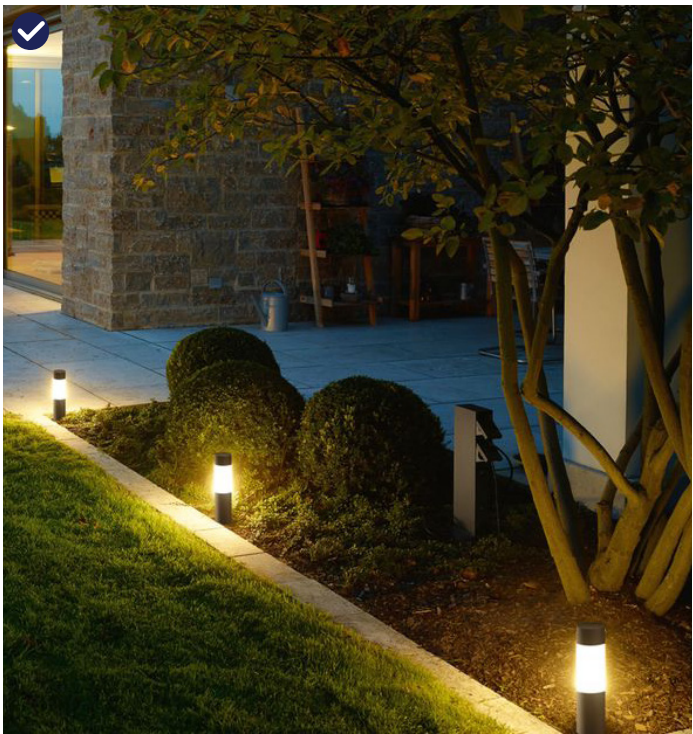
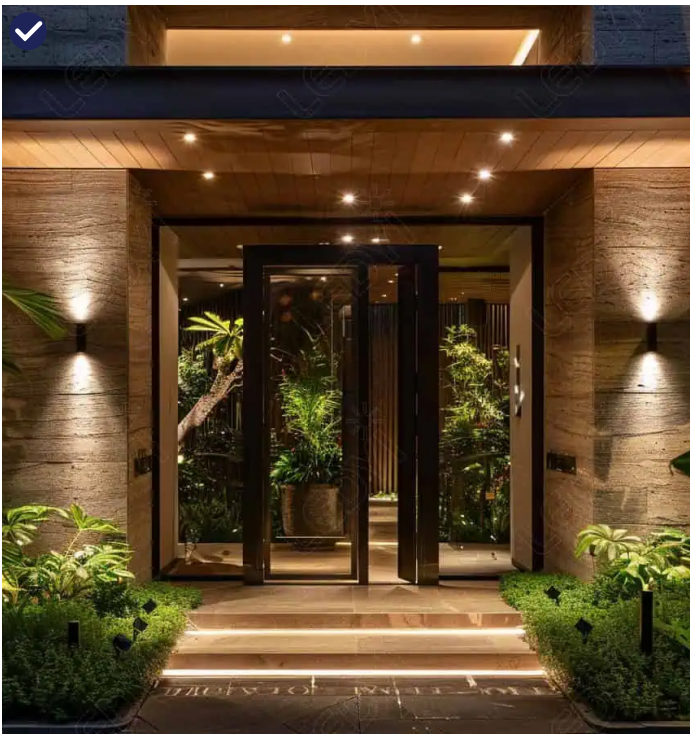


D9.1.16. Lighting Guidelines

The use of downward-facing fixtures that direct light where it's needed, such as boundary walls, pathways, driveways and entrances shall adhere to Abu Dhabi Dark Sky Policy. Choosing warm-colored LED bulbs with low color temperatures can enhance visibility without contributing to glare or disrupting nocturnal ecosystems. Implementing motion sensors and timers can reduce energy consumption and limit illumination to when it's truly necessary. By incorporating landscape lighting that highlights natural features rather than overwhelming them, owners can create a visually appealing environment that respects dark sky initiatives and promotes a serene nighttime atmosphere.



LIGHTING		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure facades are sensitive to climatic conditions and improve comfort levels	MH-LI-01	Where possible, integrate wayfinding and signage into site boundary wall and lighting in an effort to minimize visual clutter (refer to below diagram).
	MH-LI-02	Boundary wall lighting is not permitted on top of the boundary wall. Lighting is permitted along the front boundary wall (Road facing side) for Villa signage only limited to a max. width of 0.4m and height of 0.2m (not exceeding 1.6m above FGL) , and on the inside of the boundary wall (refer to below indicative diagram).
	MH-LI-03	Lighting should be designed to the required lighting zone to avoid excess lighting and lighting spill, while providing lighting for pathways, driveways, entrances, boundary walls, ancillary buildings and swimming pools as required.
	MH-LI-04	Incorporate motion sensors to lighting and turn off external lights when daylight levels are sufficient. LED and solar lighting to be considered.
	MH-LI-05	Adherence to Abu Dhabi Dark Sky Policies is required to avoid unnecessary lighting spill.
	MH-LI-06	Warm-colored LED bulbs with low color temperatures are recommended.



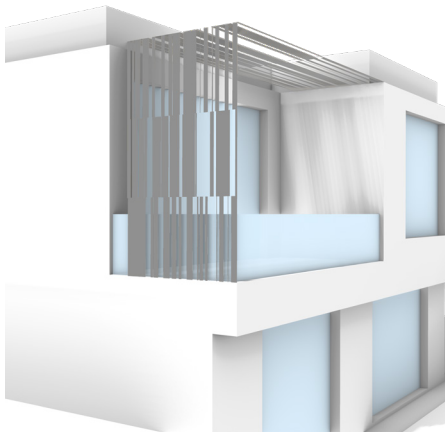
D9.1.17. Roof & Terrace Guidelines

Flat roofs are encouraged as they are most fitting with the overall architectural style for this development. Flat roofs are to have parapets to enclose and accommodate roof terraces and access. Where used, the design of the parapet will be a continuation of the main façade plane.

All rooftop equipment and appurtenances must be covered or screened using architectural elements integrated into the building’s design, such as a parapet wall and must not be visible from the street.

ROOF & TERRACE / BALCONIES		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure privacy for users while allowing terraces and regulating the built form	MH-RT-01	Terraces where provided shall maintain the privacy of the neighbour. Hence corner balconies if provided shall not overlook into a neighbouring residential plot. Likewise, side terraces on the upper floors that overlook a neighbouring residential plot must have a 1.8m high wall or screen to provide privacy.
	MH-RT-02	The roof floor setback line shall be measured from the first floor building footprint, establishing the maximum roof building envelope. The roof floor GFA shall not exceed 50% of the first floor building envelope.
	MH-RT-03	Permissible uses within the Roof Floor includes: Habitable and recreational spaces, terraces, and architectural features such as Balconies, Canopies and Screening. If pitched roof, the space above the ceiling joist (if enclosed space) shall be non-habitable space.
	MH-RT-04	Safety rails on terraces and balconies shall be no higher than 1.4m. Safety rails shall be permeable, avoiding screening. Solid rails / walls are permissible upto a maximum of 0.4m from the FFL. Side terraces on the upper floors that overlook a neighbouring residential plot must have a 1.8m high wall or screen to provide privacy.
Ensure utility equipment is accessible and visually integrated	MH-RT-05	The maximum building height includes all utilities, MEP equipment, MEP screening and all top of roof design elements.
	MH-RT-06	MEP equipment and MEP enclosures shall be located on the first floor roof / roof floor, within the building setback limits.
	MH-RT-07	MEP equipment and MEP enclosures shall be integrated in the architectural design, and screened back such that it is not visually perceived from the street.
	MH-RT-08	The height of the parapet wall shall be designed so as to screen the water tank , air conditioning units, satellite dishes etc.
	MH-RT-07	Provision of access to the utilities on the roof floor is mandatory, either internal or external (i.e. service ladder). If external located it shall ensure safety to the user and be adequately screened from the public realm.

Terraces shall ensure privacy of the neighbour, not be placed on side setbacks, or overlook into neighbouring plot (Ref: MH-RT-01)
- Example showing screening towards neighbouring residential plot



D9.1.18. Projection Guidelines

Projections and balconies/terraces provide visual relief to the façade and /or outdoor living spaces to the built form. Projections beyond the setback is not permitted unless otherwise stated within the projection guidelines.

PROJECTIONS

OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure projections for villas are visually and integrated within the design of the building	MH-PR-01	Projections are allowed within the setback area to provide visual relief to the façade and /or outdoor living spaces to the built form.
	MH-PR-02	Ground floor horizontal roof/slab projection is permitted upto 1.5m in the front, 1.5m in the back and 0.5m on the side within the setback area as per DCR.
	MH-PR-03	First floor horizontal roof/slab projection is permitted upto 1.5m in the front, 3m in the back, and 1.5m on the side within the setback area as per DCR.
	MH-PR-04	Roof floor horizontal roof/slab projection is permitted upto 3m from all sides within the setback area as per DCR. The roof floor horizontal roof/slab projection shall not exceed any roof on the First Floor.
	MH-PR-05	Balconies / outdoor spaces shall not be enclosed from 3 sides, and safety rails on terraces and balconies shall be no higher than 1.4m. Solid rails / walls are permissible upto a maximum of 0.4m from the FFL, with anything above being of permeable material.
	MH-PR-06	No balconies are allowed on any projections beyond the maximum building envelope.



D9.1.19. Universal Access & Micromobility Guidelines

Universal Access and Micromobility promotes inclusivity, convenience, and sustainability. Universal access ensures the public spaces and transportation systems are designed to accommodate all individuals, including people of determination, elderly people, and families with young children, fostering greater social equity.

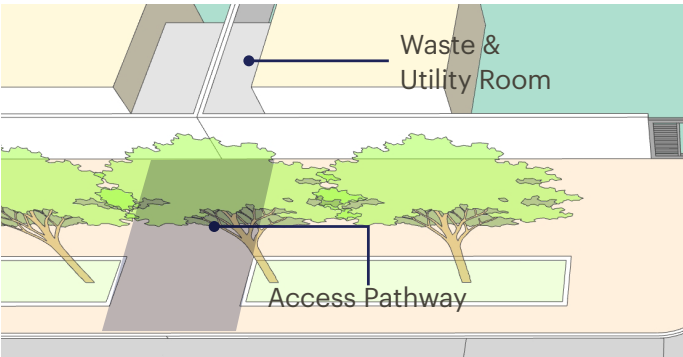
Micromobility options, such as e-scooters, bikes, and shared mobility services, provide efficient, eco-friendly alternatives to cars, reducing traffic congestion and carbon emissions. Together, these measures enhance mobility, support healthier lifestyles, and contribute to more connected, accessible, and sustainable communities.

UNIVERSAL ACCESS & MICROMOBILITY		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
To ensure all individuals, regardless of age, ability, or background, can equally access public spaces, transportation, and services.	MH-SM-01	Universal Access should be designed in accordance with the guidelines set out in the Abu Dhabi USDM and PRDM.
	MH-SM-02	Universal access should be provided between residential villas to all community facilities and open spaces within the development.
	MH-SM-03	Physical barriers to movement such as planters and street furniture should be minimized within the public realm, and all access ramps and structures shall be located within the plot boundary.
To provide efficient and sustainable transport modes for short-distance travel, reduce traffic congestion and promote eco-friendly mobility solutions.	MH-SM-04	All plots shall accommodate parking and allow vehicle movements for all modes and types of vehicles (Car, Bus , truck, Motorcycle, e-scooter, Bicycle etc.) wholly within the plot boundary for all land uses resident, staff, and visitors etc. as per ITC requirements.
	MH-SM-05	There shall be clear and accessible parking areas for all types of vehicles to not prevent obstruction of sidewalks, bike lanes, and pedestrian pathways, ensuring smooth traffic flow and ease of access.

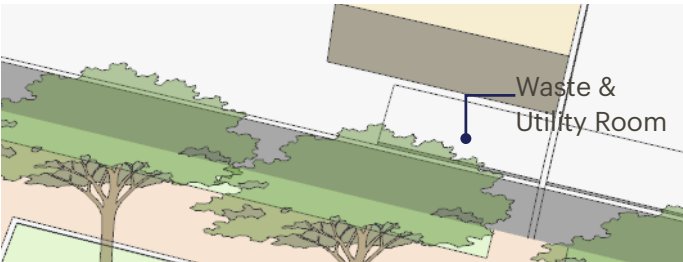


D9.1.20. Utility Guidelines

Utilities and infrastructure elements are integral to the development and it is vital that they are sited and treated in such a way that they are visually integrated with the surrounding landscape and architecture.

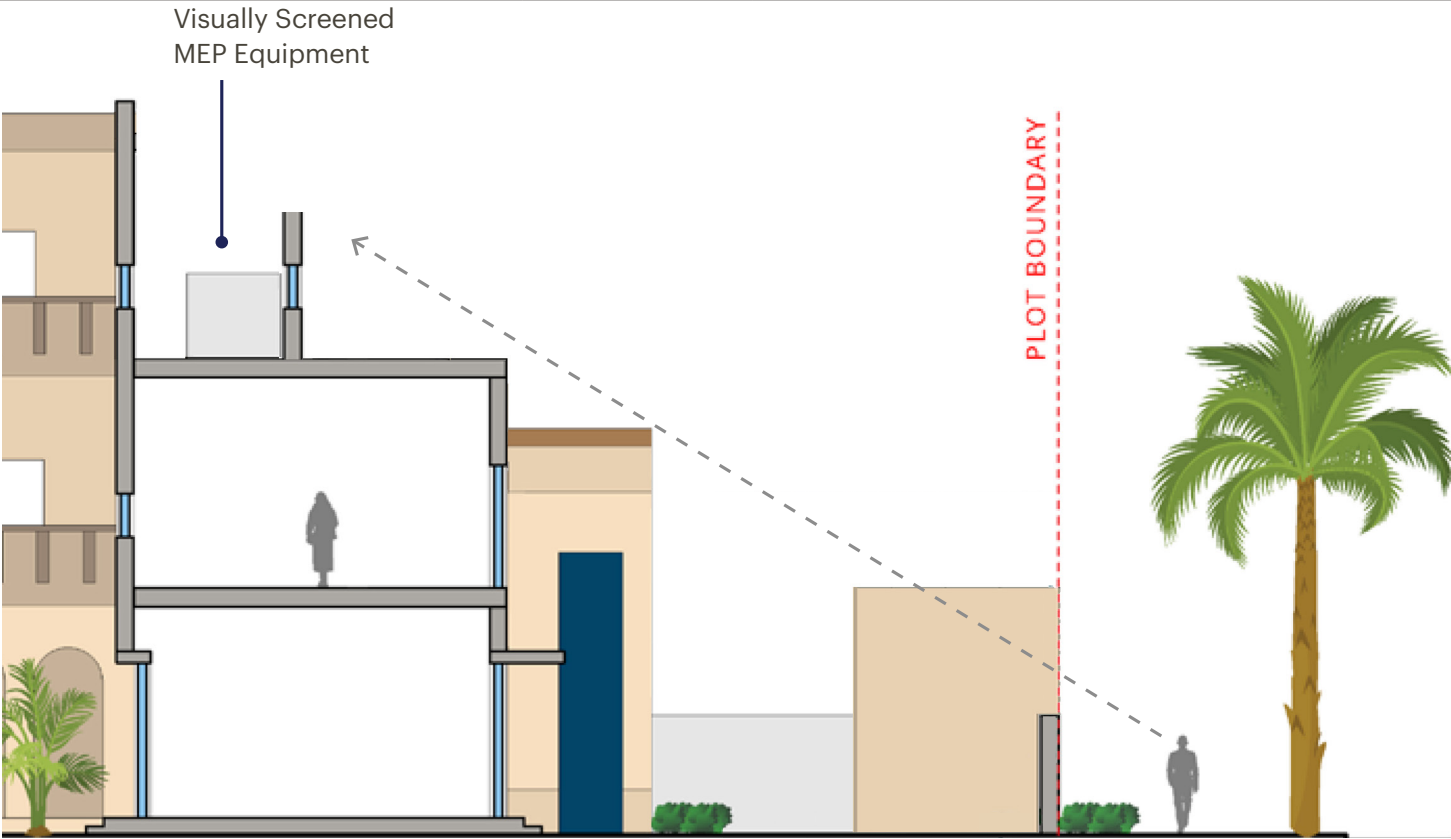


Option 1 - Vertically placed Utility & Waste Room



Option 2 - Horizontally placed Utility & Waste Room

UTILITIES		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Ensure the provision of utilities and their visual integration with the architecture	MH-UT-01	Utility and Service rooms (incl. Waste Rooms) shall be located within the Front Setback Zone on the plot corner. Waste rooms shall coordinate with the waste collection strategy.
	MH-UT-02	The number of bins and specification shall be as per estidama requirements.
	MH-UT-03	Waste collection point shall be integrated within the front boundary wall design and shall be screened to avoid visual eyesore.
	MH-UT-04	The front boundary facing utility and service rooms is permitted to be horizontally or vertically aligned to the street as per owner requirements.
	MH-UT-05	The maximum building height stated within the DCR includes all utilities, MEP equipment, MEP screening and all top of roof design elements.
	MH-UT-06	MEP equipment and MEP enclosures shall be located on the first floor roof / roof floor within the building setback limits, and shall be sufficiently screened.
	MH-UT-07	Utility and Service Rooms MEP equipment and MEP enclosures are excluded from the GFA calculation, as per Abu Dhabi Development Code.
	MH-UT-08	Solar panels are allowed provided they are sufficiently screened / integrated within the architectural character and material of the building / roof (i.e. terracotta tile solar panels).
Ensure the provision of utilities and their visual integration with the architecture	MH-UT-09	Utility meters which are mandatory for all villa plots shall be integrated along the front boundary to ensure accessibility to the service provider.
	MH-UT-10	Utility meters should be screened and integrated in the design of the boundary wall or parking structure, so as not to provide a visual eyesore.



Roof Utilities

Screened MEP Equipment



Non-compliant screening of MEP equipment



Utility Meters

Screened / Integration of Wall Utility Meters



Non-compliant screening /Integration of Utility meters



Service / Waste Rooms

Screened Utility/Waste Room



Non-compliant screening of Utility/Waste Room



D9.1.21. Sahel Community Guidelines

Accessible and inclusive communities significantly enhance the quality of life for residents and visitors alike. Easy access to essential services, recreational facilities, cultural amenities and residential areas fosters more fulfilling lives, improving mental health and overall well-being for individuals and families.

SAHEL COMMUNITY GUIDELINES		
OBJECTIVE	DCR REF	REGULATION / GUIDELINE
Prioritise accessibility and inclusion in the community that enhance well-being	MH-SA-01	Mandatory requirements for the Sahel Community Rating System shall be complied with as and where applicable and possible, unless already complied with as per respective Governing Authority Standards, Requirements and Technical Circulars.
	MH-SA-02	Accessibility and universal design considerations to be considered.
	MH-SA-03	To provide enough designated parking spaces for private vehicles are provided near community-level public use facilities, and to allow equitable and independent access for all users at convenient and accessible locations.
	MH-SA-04	To provide access to cycle parking to promote an active and healthy lifestyle within the community, and provide access to sustainable and inclusive modes of travel.
	MH-SA-05	To provide safe, efficient, inclusive, and convenient points of access to major public-use facilities or buildings at a community-level.
	MH-SA-06	To support and facilitate sustainable transportation practices, including the adoption of accessible electrical vehicles, and enhance the convenience of charging infrastructure, allowing users to charge their vehicles while parked for other activities.
	MH-SA-07	To promote public health, decrease dependence on cars, and foster active, independent lifestyles by providing accessible recreational routes, walkable neighbourhoods, and generally an improved pedestrian environment, ensuring that all outdoor circulation corridors create a cohesive accessible network within the community and seamlessly connect with the surroundings.
	MH-SA-08	To ensure that cycle paths form a continuous, safe, inclusive, and connected network that allows cyclists and micro-mobility users to travel seamlessly within and between communities.
	MH-SA-09	To enable all users to enjoy views, relax and take a rest, by creating an enjoyable, inviting, and inclusive neighbourhoods experience, with the support of an efficient accessible pedestrian circulation network.
	MH-SA-10	To ensure protection and convenience for pedestrians, focusing on reducing pedestrian-vehicular conflicts and on designing safe paths that integrate pedestrian and cycle traffic within the community.





D9.1.22. Land Use Regulations

RESIDENTIAL - RESIDENTIAL VILLAS

INTENT	The purpose of Residential - Residential Villas is to provide for single dwelling houses supported by community uses and small-scale services and facilities that cater to local residents.		
GOALS	To ensure an appropriate balance of residential uses is achieved in accordance with the GFA provisions of the plot. To provide a mix of Residential Villa dwellings types that are market focused, including supporting amenities and facilities. Provide a range of Residential Villa units, which provides flexible housing options across the development. Provide development in an efficient land-use pattern which is well connected to the rest of the site.		
OBJECTIVES	Provide development which is designed to provide safe and walkable neighbourhood. Provide development which facilitates small-scale, non-residential uses that provide local complement local residential amenity. Ensure development maintains a high level of residential amenity with regard to traffic, noise, dust, odour, lighting and other locally specific impacts.		
PERMITTED USES	PRIMARY USES	SECONDARY USES	NOT PERMITTED
	Residential - Single Family	N/A	Any uses other than the primary use.
APPLICABLE TYPOLOGIES			
VILLA	Small Villa - 4 Bed only; Medium Villa - 5 Bed only; Large Villa - 6 Bed only; and Premium Villa - 6 Bed only.		



LEGEND

Small Villa

Medium Villa

Large Villa

Premium Villa

Site Boundary



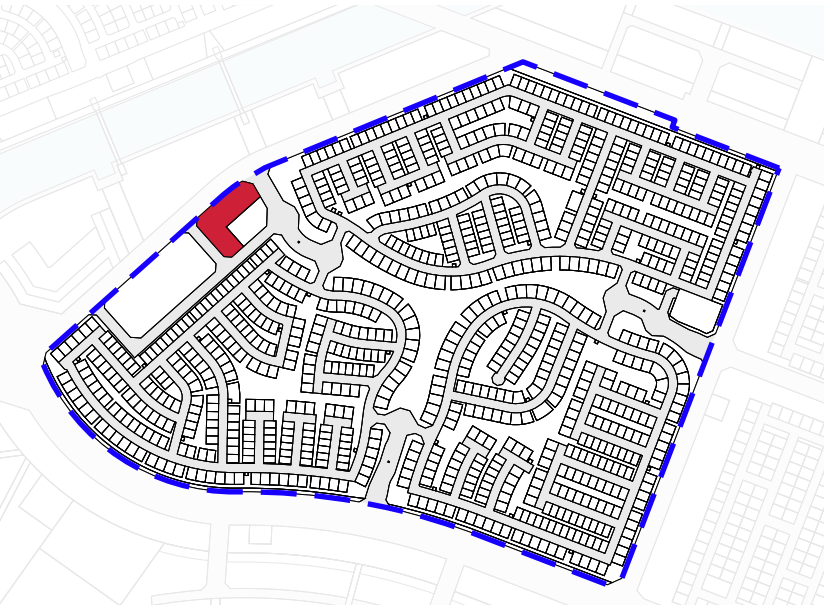
COMMERCIAL

INTENT The purpose of Commercial land use is to provide community level retail facilities

GOALS To provide residents with adequate amenities for convenience and accessibility which compliments the overall Vision.

- OBJECTIVES**
- › Provide development which is designed to ensure an appropriate balance of retail, food + beverage in accordance with the GFA provisions of the plot.
 - › Ensure development is designed to provide safe and walkable neighbourhoods.
 - › Provide development which facilitates small-scale, non-residential uses that provide local complement local residential amenity.
 - › Ensure development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - › Ensure development is supported by transport infrastructure that promotes safe and efficient public transport use, walking, and cycling.
 - › Ensure development provides a high level of amenity and is reflective of the surrounding character of the area.
 - › Provide Convenience and General Retail in accordance with the requirements of the Retail Strategy and GFA stated in the applicable Plot Regulation Sheet.

	PRIMARY USES	SECONDARY USES	NOT PERMITTED
PERMITTED USES	› Retail	› Open Space	› All except Primary & Secondary Uses
	› Community Centre	› Public Utility	
	› ELC / Nursery	› Supporting amenities (Gym, etc.)	
	› Police Point	› Car Parking	



LEGEND

-  Commercial (Neighborhood Centre)
-  Site Boundary



RELIGIOUS

INTENT

The purpose of the Religious Facilities is to provide for religious related activities and facilities under public ownership. Religious facilities on the site includes two Mosques which serve the day-to-day needs of residents, workers, and visitors.

GOALS

- › Ensure adequate Religious Facilities are provided to meet the identified needs of the community.
- › Ensure an appropriate balance of community facility uses is achieved in accordance with the GFA provisions of the plot.
- › Provide Religious Facilities in accordance with the relevant Authority Standards, in terms of number, location & catchment.

OBJECTIVES

- › Development provides mosques in accordance with the requirements of the General Authority of Islamic Affairs and Endowments (Awqaf), DMT Mosque Development Regulations and GFA stated in the applicable DCR.
- › Religious Facilities are in highly accessible locations, are supplied with appropriate infrastructure and are well integrated with surrounding land uses.
- › Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.

PERMITTED
USES

PRIMARY USES

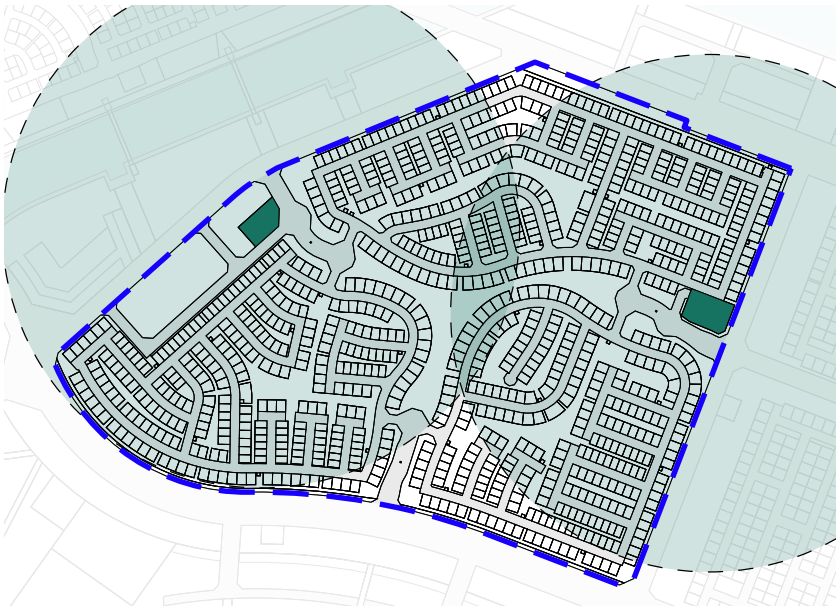
- › Mosque

SECONDARY USES

- › Open Space
- › Car parking

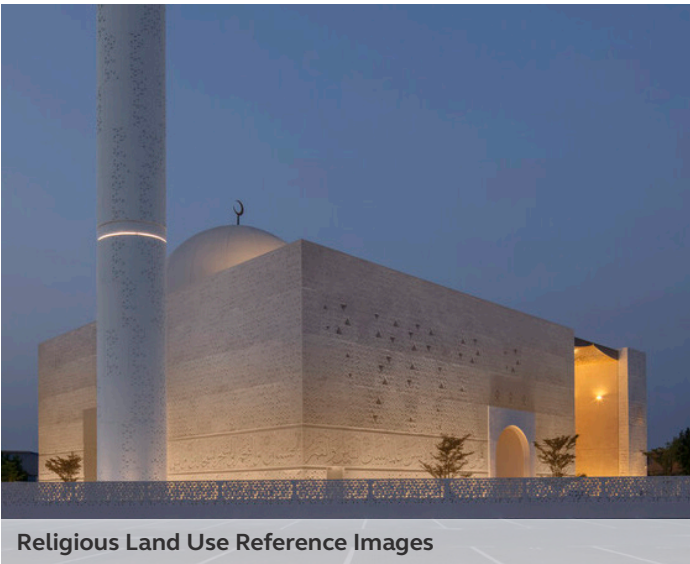
NOT PERMITTED

- › All except Primary & Secondary Uses



LEGEND

- Jameé Mosque
- Site Boundary



Religious Land Use Reference Images



COMMUNITY HUB (COMMUNITY CENTER)

INTENT

The purpose of Commercial land use is to provide community level retail facilities

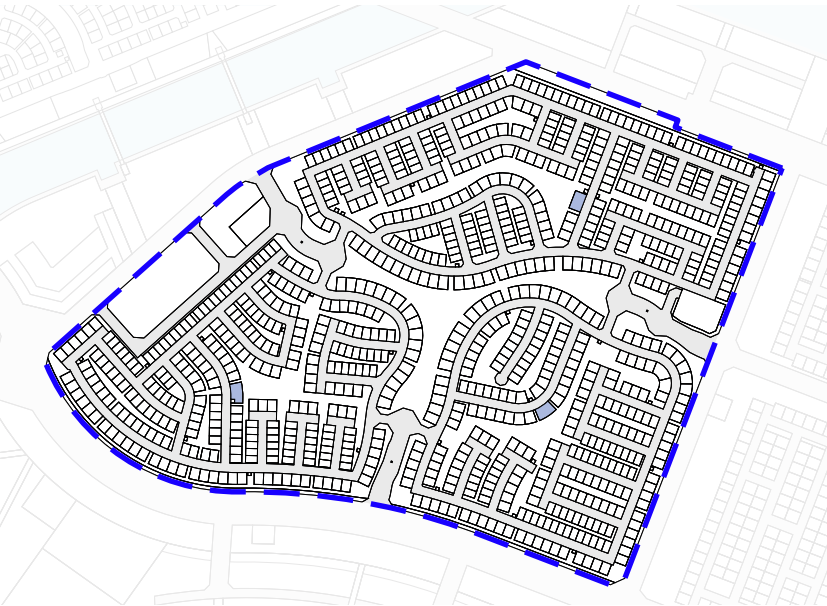
GOALS

To provide residents with adequate amenities for convenience and accessibility which compliments the overall Vision.

OBJECTIVES

- › Provide development which is designed to ensure an appropriate balance of retail, food + beverage in accordance with the GFA provisions of the plot.
- › Ensure development is designed to provide safe and walkable neighbourhoods.
- › Provide development which facilitates small-scale, non-residential uses that provide local complement local residential amenity.
- › Ensure development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- › Ensure development is supported by transport infrastructure that promotes safe and efficient public transport use, walking, and cycling.
- › Ensure development provides a high level of amenity and is reflective of the surrounding character of the area.
- › Provide Convenience and General Retail in accordance with the requirements of the Retail Strategy and GFA stated in the applicable Plot Regulation Sheet.

	PRIMARY USES	SECONDARY USES	NOT PERMITTED
PERMITTED USES	› Retail	› Open Space	› All except Primary & Secondary Uses
	› Community Centre	› Public Utility	
	› Recreational	› Supporting amenities (Gym, etc.)	
		› Car Parking	



LEGEND

Community Centre (Community Hub)

Site Boundary



Community Hub Land Use Reference Images

RECREATIONAL (OPEN SPACE)

INTENT The purpose of Open Space is to provide for Community and Neighbourhood scale parks that serve the recreational needs of the development.

- GOALS
- › To provide programmed public open space to meet the needs of the local community.
 - › To serve the sports and recreational needs of the community.
 - › To provide a legible open space network that is easy to navigate and understand, while being diverse enough to host a range of active and passive activities for a variety of users.
 - › To link Neighbourhoods to the community nodes and the surrounding areas via pedestrian and cycle routes within the green network.

- OBJECTIVES
- › A range of functional and accessible open spaces; including Community scale parks and linkages are accessible and available for the use and enjoyment of residents.
 - › Ancillary structures and buildings such as changing facilities, supporting indoor recreation areas, shelters, amenity facilities, picnic tables and playgrounds are provided where appropriate.
 - › The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.

	PRIMARY USES	SECONDARY USES	NOT PERMITTED
PERMITTED USES	› Community Parks	› Car Parking	› All except Primary & Secondary Uses
	› Neighbourhood Parks	› Changing Facilities	
	› Linear Parks	› Indoor Recreational Uses	
	› Public Open Space	› Outdoor Recreational Uses	
	› Baraha	› Sheltered Areas	
	› Sikka	› Small Pavilions	
	› Cycle Paths	› Swimming Pools	

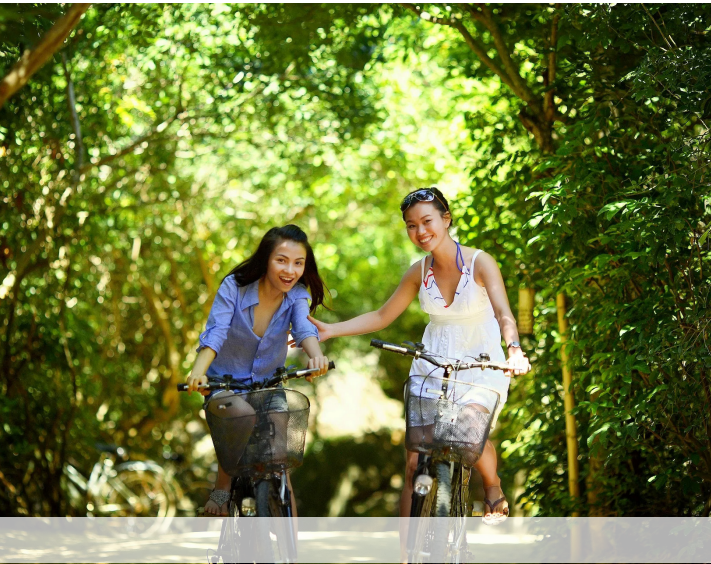


LEGEND

- Central Park
- Neighborhood Park
- Linear Park
- Buffer
- Site Boundary



Open Space Land Use Reference Images



UTILITIES

INTENT

The purpose of the Utilities land use is to provide for public uses that are owned or operated by a public Agency/Authority in the course of a public utility undertaking. Utilities are provided efficiently and access provided conveniently.

GOALS

- › Provide Utilities and Infrastructure in accordance with the site requirements.

OBJECTIVES

- › Public uses that are owned or operated by a public Agency/Authority in the course of a public utility undertaking are accommodated. This may include the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.
- › Utility Facility plots are to follow relevant Authority design guidelines. Similarly for substations, there are certain building setback requirements which apply within the utility facility plot, and form part of the overall utility facility provision.
- › Accessibility and access for operations and maintenance purposes is considered in the selection of the plot location.
- › No development may occur within the designated service corridors and plots unless approved by a relevant Agency or Authority.
- › The location of the utility facility is appropriate to the nature of the special purpose and is generally consistent in scale, height and bulk with that of the surrounding development.

	PRIMARY USES	SECONDARY USES	NOT PERMITTED
PERMITTED USES	› Package Unit › GSM Tower › Utilities Networks	› All except Primary Uses	› All except Primary Uses



LEGEND

- Communication Transceiving Station / Telecommunication tower
- Package Unit / Ring Main Unit
- Site Boundary

D9.1.23. View Corridor Protection Regulations

The View Corridor Protection Regulations have been provided in the adjacent illustration to show the key view corridors within the development.



Figure 9.16 View Corridor Protection Plan

D9.1.24. Plot Development Summary Plan and Table

LEGEND

-  Residential Villa
-  Commercial
(Neighbourhood Centre)
-  Community Centre
(Community Hub)
-  Mixed School
-  Jameé Mosque
-  Park / Public Garden
-  Non-Recreational Open
Space / Public Realm
-  Safety & Security Services
and Facilities
-  Communication
-  Transceiving Station /
Telecommunication tower
-  Package Unit /
Ring Main Unit
-  Roadway
-  Site Boundary

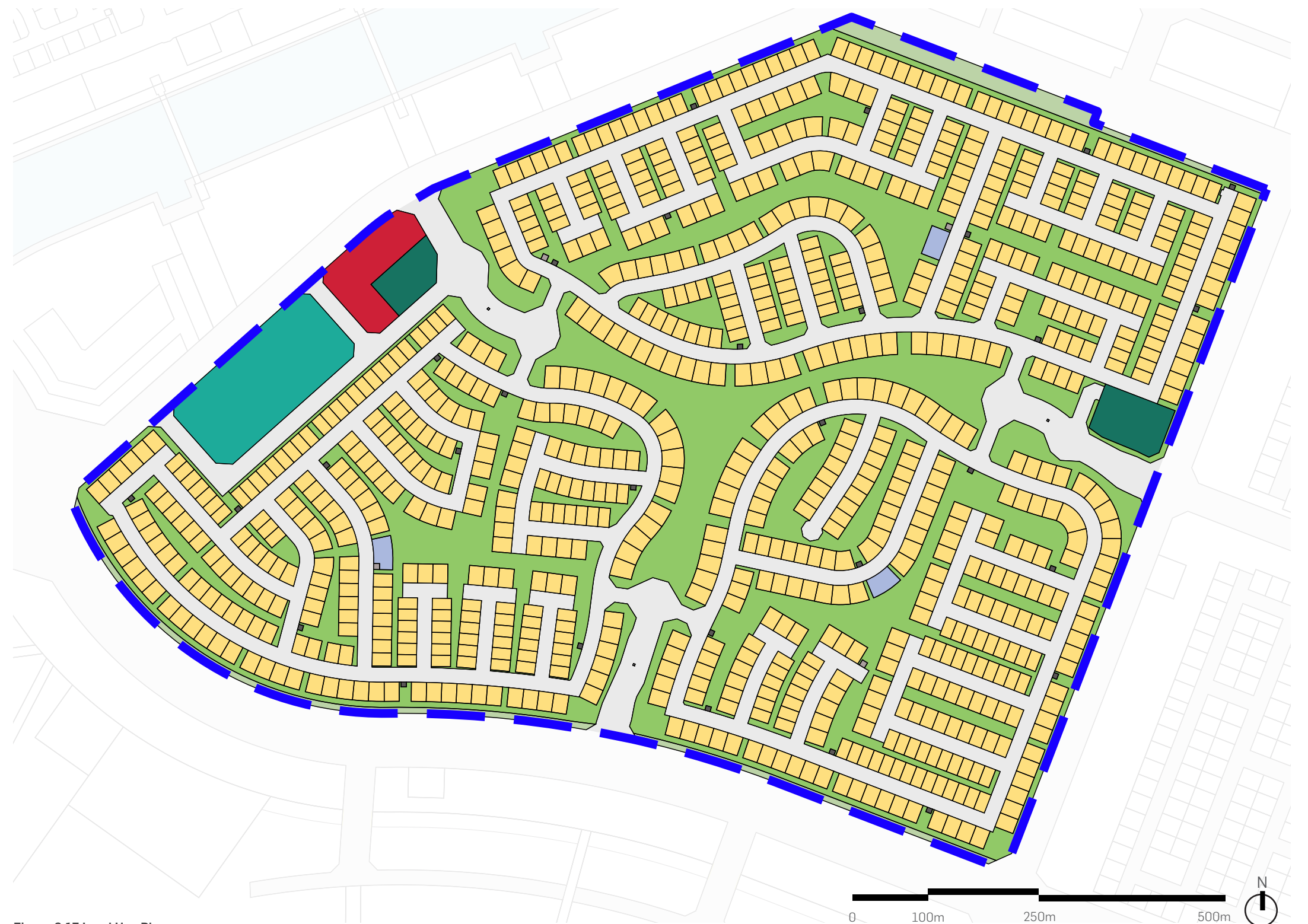


Figure 9.17 Land Use Plan



[illegible]290

Plot ID	Land Use	Area	FAR	GFA	Max Height (m)	Max No. of Floors	Residents	Bedrooms
HE-4A-VS-003-244	1111 - Residential Villas	649	0.68	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-245	1111 - Residential Villas	649	0.68	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-246	1111 - Residential Villas	649	0.68	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-247	1111 - Residential Villas	649	0.68	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-248	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-249	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-250	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-251	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-252	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-253	1111 - Residential Villas	636	0.70	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-258	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-259	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-260	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-261	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-262	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-263	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-264	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-265	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-266	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-267	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-268	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-269	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-276	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-277	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-278	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-279	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-280	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-281	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-282	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-283	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-284	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-285	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-286	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-287	1111 - Residential Villas	602	0.74	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-302	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-303	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-304	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-305	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-330	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-331	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-332	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed
HE-4A-VS-003-333	1111 - Residential Villas	608	0.73	444	13.5	3	5.4	4 Bed

D9.1.25. Individual Plot Development Control Regulation Sheets

The Individual Plot Development Control Regulation Sheets are developed as per DMT template.

Plot Data

Plot regulations include the key information relating to the plot itself, which determines the use and statistics for permitted development according to the Detailed Master Plan. This includes information regarding the individual plot statistics such as Plot FAR, Area, GFA, Coverage, Maximum Building Height and information for the main permitted landuse like Residential Population, Unit Size, No. of Units Parking Requirements and Location.

Notes

Notes provide additional detail, inclusion or exclusions relating to the Project, including references to additional information within the Detailed Master Plan relating to the plot, as well as any technical advice to aid the understanding of the reader.

Plot Design

The Plot Development Plan visually shows the location and plot plan. This includes proximal roads, adjacent plots, as well as the site boundary, entry and exit points and zone, tentative building footprint, plot boundary, build to line, and plot setback lines.

Hudayriyat Island Precint 4 (4A) 6 Bed Villa		Plot Plan		Location Map																		
Plot Details Masterplan Plot ID: HE-4A-VL-002-090 ADM Plot ID: - Plot Area (sqm): 800 Land Allocation: Investment Maximum Bedrooms: 6 Bedrooms Maximum Total GFA (sqm): 600 FAR: 0.75 Maximum Plot Coverage: 70% Residential Population: 7.3 Visitor Population: - Land Use 1 (LUC Code) Residential Villa (1111) Maximum GFA (sqm): 600 No. of Units: 1 Land Use 2 Maximum GFA: No. of Units: Land Use 3 Maximum GFA: No. of Units: Building Envelope Maximum Number of Floors: G+1+R Maximum Building Height (m): 13.5 Maximum Basement Area: - Parking Controls Parking Controls: As per ITC Requirements																						
Notes 1. All dimensions and coordinates are approximate until the post-construction survey. Road levels, service corridors, and site access are to be confirmed. 2. All dimensions are in meters unless mentioned otherwise and coordinates are relative to the WGS84-UTMADN coordinate system. 3. Should there be any discrepancies of plot coordinates and/or plot dimensions between the DCRs and the affected plan, refer to the DMT/ADM issued affected plan. 4. The plot developer shall be responsible for conducting an as-built survey and shall confirm all levels as per proposed grading with Modon Properties prior to commencement of any design or construction work. 5. All relevant Government Agencies NOCs must be obtained in accordance with their requirements and specifications. 6. All relevant DMT and ADM's Policies and Manuals are applicable. 7. The Sub-Developer/Owner must provide the required Transportation Impact Study (TIS) as required by ITC/DMT. The plot owner is responsible to obtain plot level ITC approval. 8. The plot developer shall comply with the Estidama Pearl Building Rating System as set out by Estidama. 9. The plot Owner shall leave the pedestrian access unobstructed, including parking of vehicles, across all driveways and accesses. 10. All designated vehicle parking for residents should be provided within the plot boundary. Vehicle parking shall be designed as per DMT/ITC standards. 11. The vehicular access shall not be altered or relocated. Any vehicular/access ramp shall be within the plot boundary. 12. The maximum building height includes all utilities, MEP equipment, MEP screening and all top of roof design elements. MEP equipment and MEP enclosures shall be located on the first floor/ roof floor, within the building setback limits, and shall be sufficiently screened. 13. Ancillary buildings are permitted in the Front Setback Zone. Refer to the Design Guidelines for permitted uses. 14. Utility and Service rooms (incl. Waste Rooms) shall be located within the Front Setback Zone on the plot corner, as indicated in the design guidelines for the development. Waste rooms shall coordinate with the waste collection strategy. 15. Ancillary structures are permitted within the Rear Setback Zone. Refer to Abu Dhabi Development Code for setback requirements. No building or structure can exceed a height of 2.4m from floor grade level (FGL). Refer to the Design Guidelines for permitted uses. 16. The roof floor setback line shall be measured from the first floor building envelope, establishing the maximum roof building envelope. The roof floor GFA shall not exceed 50% of the first floor building envelope. Refer to the Design Guidelines for permitted uses within the setback zone and building envelope. 17. Maximum Height of each individual floor shall be 4.5m. 18. The minimum FFL for habitable space should be as per Abu Dhabi Development Code / Plan Maritime Policies. 19. All designs to be approved by Master Developer. 20. Planning parameters shall be as per latest authority approved GIS package. Plot Specific Notes: 1. This plot specification shall be read in conjunction with the Developer's applicable regulations and guidelines for the development, and the overall island. 2. Public Realm, as designed, shall not be altered by the sub-developer / owner.		Plot Coordinates <table border="1"> <thead> <tr> <th>Point</th> <th>EASTING</th> <th>NORTHING</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>237457.5588</td> <td>2700399.8339</td> </tr> <tr> <td>2</td> <td>237463.0202</td> <td>2700424.23</td> </tr> <tr> <td>3</td> <td>237431.7931</td> <td>2700431.2206</td> </tr> <tr> <td>4</td> <td>237426.3317</td> <td>2700406.8245</td> </tr> </tbody> </table>		Point	EASTING	NORTHING	1	237457.5588	2700399.8339	2	237463.0202	2700424.23	3	237431.7931	2700431.2206	4	237426.3317	2700406.8245	Legends - Plot Boundary - Maximum Building Envelope - Front Setback Zone - Rear Setback Zone - Roof Floor Setback - Vehicular & Pedestrian Access - Pedestrian Access		Development Approval Modon to approve all villa designs and issue no objection certificate (NOC) prior to submitting plans to DMT/ADM 23/05/2025 Rev 01 	
Point	EASTING	NORTHING																				
1	237457.5588	2700399.8339																				
2	237463.0202	2700424.23																				
3	237431.7931	2700431.2206																				
4	237426.3317	2700406.8245																				
Illustrative Section AA' 		Building Envelope 																				

Plot Location Plan

The Plot Location Plan provides the location of the Plot within the development, showing its location within the site to provide the reader with a comprehensive understanding of the overall context of the plot.

Legend

Legend describing the content within the plans.

Building Massing

This 3D illustration shows the tentative building 3D mass and permissible building volume zone.

Section Diagram

Sections showing building height, and no. of floors

Plot Coordinates

The Plot Coordinates are provided to give the exact location of the plot, providing both Easting (X) and Northing (Y) coordinates for each point on the plot.

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MÜDON

الحدريات
Hudayriyat

HUDAYRIYAT EAST - MASTER PLAN

AtkinsRéalis

M M
MOTT
MACDONALD