



Summary of main Residential Building Regulations for “North Residential Villas and Waterfront Residential West Districts”	
1. Permitted Uses	<p>1.1 Residential Villa (B+G+1+P)</p> <p>1.2 Majlis (G)</p> <p>1.3 Ancillaries (G)</p> <p>1.4 Max. number of dwelling unit is 1 villa per individual plot; Amalgamated plots have a max. number of villas up to the number of the original individual plots.</p>
2. Villa Design	<p>2.1 No restrictions on the architectural style, being preferred the “Gulf Arabic”, “Mediterranean”, “Classic”, or “Contemporary” styles;</p> <p>2.2 The main color of the façade must be pale or pastel, preferably white, beige, or its gradients. Other proposed colors shall be subject to QD approval</p>
3. Villa Orientation	3.1 In general, front side of the villa to be considered from vehicular access side
4. Area Calculation	<p>4.1 Gross Floor Area (GFA) is the building's total floor area. It is measured to the outside perimeter of the exterior walls, excluding the following:</p> <p>A) Non-AC parking area, open shafts, voids, roof, and non-habitable architectural features.</p> <p>B) Non-AC areas of the following: mechanical room, stores, balconies, villa's entrances, and any covered areas in the courtyard.</p> <p>4.2 The maximum allowable non-GFA area of category (B) is 10% of plot area. Any additional areas will be considered as GFA</p> <p>4.3 Floor Area Ratio (FAR) is the ratio of GFA to the plot area</p> <p>4.4 Max. permitted FAR is 85%</p> <p>4.5 Plots which its area are less than 800m² can have up to 680m² GFA (No additional utility loads will be provided).</p>
5. Covered Area	<p>5.1 All buildings: Max. 50% of plot area.</p> <p>5.2 Penthouse: Max. 40% of first floor's roof area.</p> <p>5.3 Ancillary Buildings and Majlis: Max. covered length 50% of plot side.</p>
6. Access	<p>6.1 Vehicular: As per actual existing location, with max. gate height of 4m, and 2m recessed</p> <p>6.2 Pedestrians: In general, only one access per villa is allowed, and to be located on the front side of plot, with a max. width of 1.8m, max. gate height of 4m, and 1m recessed. For corner plots; a setback of 3m from block's corner must be provided.</p> <p>6.3 Majlis: Only one access is allowed which must be located on the front side of plot, with max. width 1.8m. A setback of 3m from block's corner must be provided.</p> <p>6.4 Driver room can have pedestrian access to the street with a minimum of 1.4m recessed, and it shouldn't face the street. In this case, maximum area for the driver room is 45m².</p>
7. Min. Setback	<p>7.1 Villa: 5m from front side, 3m from the other sides</p> <p>7.2 Penthouse: 3m from the roof limit of front side, and 3m from the roof limit of one of the sides, with providing 3m setback for the sides with windows. Any setback deviations may be considered on a case-by-case basis.</p> <p>7.3 Basement: Extent should be limited to the ground floor footprint. Deviations may be considered on a case-by-case basis.</p> <p>7.4 Ancillary Buildings (except Majlis, driver room, and garbage room) should have, a minimum setback of 5m from front side.</p> <p>7.5 Majlis with pedestrian access to the street should have a minimum 2m setback between Majlis access and plot access.</p> <p>7.6 Driver room with pedestrian access to the street should have a minimum setback from front side which its equivalent to recessed depth.</p> <p>7.7 Ancillaries external walls must be independent from the roadside and garden side's boundaries.</p> <p>7.8 All ancillaries: A minimum of 2m must be provided from the villa, with possibility of covering maximum of 3 linear meters.</p>



	<p>7.9 All ancillaries: All of windows and fans' ducts must be opened to inside the plot.</p> <p>7.10Swimming pool: 1.5m from external plot boundary.</p> <p>7.11Car ramp: 5m from front side.</p> <p>7.12Courtyard at Basement Level: 1.5m is required from plot limit only if the plot topographic levels are not complying with the proposed courtyard level.</p>
8. Maximum heights	<p>8.1 Main villa: 15m measured from the average curb level from the front side to the highest point of the villa. Parapet height shall be between 0.9m and 1.8m</p> <p>8.2 Majlis: 5m measured from the average curb level from the front side to the highest point of the Majlis. Min. parapet height is 0.5m</p> <p>8.3 Ancillaries: 4m measured from the yard level to the top parapet of the building. Min. parapet height is 0.5m.</p> <p>8.4 Boundary wall: between 2.5m and 3m measured from curb level</p>
9. Neighbor Privacy	<p>9.1 Appropriate design is required to ensure neighbor's privacy. A 1.8m high solid parapet wall is required for all balconies, terraces, or sitting areas that are overlooking immediate neighboring plots.</p>
10. Topographic Levels	<p>10.1 Appropriate design is required to maintain existing plot topographic levels. Yard levels can vary up to (+/-) 0.5m.</p>
11. Car parking	<p>11.1 Min. 2 spaces per villa</p> <p>11.2 Min. size 2.65 x 5.8m.</p>
12. Garbage Room	<p>12.1 Design of garbage room must be compliant with the District Design Guidelines. (Ref. Planning and Design Guidelines, North Residential Villas and Waterfront Residential Villas Districts, page 93, 2.5.1)</p>
13. Infrastructure Layout	<p>13.1 It is the consultant's responsibility to ensure that proposed design submittal is compliant with the as-built infrastructure network.</p>
14. Safety Requirements	<p>14.1 It is the consultant's responsibility to ensure that proposed design submittal is compliant with all applicable safety codes and standards.</p>
15. Service Equipment	<p>15.1 It is the consultant's responsibility to ensure that all MEP equipment (water tank, AC, heater, satellite dishes, etc.) are not visible from any side.</p>

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