

BUSINESS BAY
the region's business capital

B U S I N E S S B A Y

DEVELOPMENT GUIDELINES

November 2005





In the past the prosperity of the city depended heavily on the Creek and most of the people resided along the shores. My father, Sheikh Rashid's vision to take Dubai to new levels of growth and development led to the dredging of the Creek. And it is our pleasure today to announce another key project related to the Creek.

Business Bay is an initiative that reflects our committeent to continue to heavily invest in order to develop the country's infrastructure and to maintain good relations between the public and private sectors.

His Highness General Sheikh Mohammed bin Rashid Al Maktoum Crown Prince of Dubai Business Bay reflects the ambitious vision of Dubai and the role that the UAE is looking forward to play as a leading international commercial and business centre. The essence of the project - the first of its kind in the region - lies in extending the Dubai Creek to allow for the construction of a huge new city within the city. The importance of this unique project lies not only in its size or cost, but also in the tremendous impact it will have on the local economy.

Mohammed Al Gergawi, CEO of Dubai Holding

Quotations taken from Invest Dubai, January-February 2005



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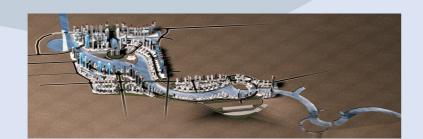
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SECTION 1: INTRODUCTION - PAGE 1.1





1.0 THE MASTER PLAN DESIGN BRIEF

1.1 Project Overview & Context

Dubai is in a position of regional leadership and global significance, and is probably the most active centre of development in the world today. Dubai as an emerging World City, has the potential to play a leading role in the Middle East as it's capital of commerce, finance, leisure, knowledge, tourism and global trade.

Conceived by Dubai Properties as a major mixed-use development, the Business Bay project exemplifies Dubai's leadership position in the quality of its planning, design, innovation and construction. The Business Bay project will establish a new, modern Central Business District (CBD) for Dubai and will establish Dubai as the Business Capital of the region.

1.2 The Unifying Project Narrative

Like Manhattan in New York or the Ginza in Tokyo, the Business Bay Central Business District (CBD) of Dubai will provide the most significant business centre for city and the Gulf.

Dubai Properties encourages developers of individual parcels to commission conceptual designs from renowned architects and engineers, drawing expertise from within the region and around the world.

1.3 Design Objectives

The Project Design Objectives include -

Quality: a vibrant mixed-use community development that provides offices, residential, commercial, retail, hospitality, entertainment, cultural and public facilities that are equal to and exceeding the expectations of international and regional business users, visitors and residents

Contemporary Culture: a contemporary citycentre environment that reflects local and regional cultural values

Global Position: a globally recognizable new urban image of Dubai containing:

- streetscapes and urban forms that are responsive to human scale
- convenient connectivity between developments
- waterfront focus
- innovative contemporary design
- controlled massing of envelope and skyline profiles
- internationally recognized design quality and standards

Urban Environment: a vibrant waterside environment for residents, business users and visitors

Natural Environment: an environmentally responsive and ecologically sustainable urban fabric that provides a seamless integration of recreational and landscape design elements.

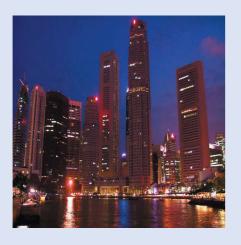


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Street and City Scale

Urban Scale



1.3.1 Design Language

The Design Language for Business Bay will be drawn from a balanced mix of contemporary / international and traditional / regional influences. Architects and planners will particularly develop designs to ensure that the city's character is expressed at three scales of experience - at the pedestrian scale, at the scale of the CBD when viewed from within, and at the scale of the city in the context of greater Dubai. These three scales, described in more detail below, are Street Scale, City Scale and Urban Scale.

Street Scale

The "Street Scale" of Business Bay represents the scale of one's personal experience of the public and private spaces within the development, particularly when experienced as a pedestrian.

Planning, Massing and Detail Design for the streetscapes and podiums of Business Bay shall respect human scale and human needs by providing a comfortable year round environment.

Dubai Properties encourages the use of innovative landscape design, environmental design, public art programs, signage, way finding, landscape and public lighting to compliment the architectural and urban design initiatives.

Architects are encouraged to generate innovative, contemporary designs but should draw inspiration from the traditional regional precedents and techniques including use of colonnades, screens, shade structures, masonry construction, controlled use of glazing, thermal convection techniques such as wind towers and the extensive use of water features, fountains and water courses.

City Scale

The design of individual towers within the CBD of Business Bay should generate a family of commercial developments and residential accommodation that is technically comparable to the standards found in other great cities of the world. However the architecture should be immediately recognizable as Dubai's and the Gulf's alone.

Dubai Properties encourages architects to develop tower forms and designs that respond to climatic and cultural influences from the region, without reversion to direct historical reference and pastiche.

Urban Scale

The Urban Scale of Business Bay is the scale at which this city-within-a-city may be seen in the broader context of Dubai. This is the scale of the overall city plan, of the skyline silhouette and of sculpted urban forms.

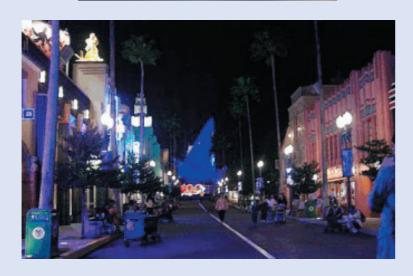
View corridors and breezeways connect to the Creek Waterfront. Landmark developments and major commercial centres are located above or adjacent to major public transport interchanges and link directly to major civic uses. These developments are limited to specific plots and contain their own specific design guidelines.





SECTION 2: GLOSSARY & DEFINITIONS - PAGE 2.1





2.0 GLOSSARY & DEFINITIONS

2.1 Urban Design Informants

2.1.1 Introduction

The aim of the urban design informants is to guide a development and design response to a particular location or key feature of the plan structure.

The urban design informants will assist in achieving cohesion, impact and legibility within the development.

The informants are derived from the Concept Master Plan and in particular relate to the following structuring elements:

- Major and secondary focal points which will be the centre of activity, interest and interaction
- A strongly defined movement network
- Zones of varying character that enhance the activities within, but work together to the benefit of the whole
- Other key elements that enhance legibility and cohesiveness, such as massing, landmarks and gateways

2.1.2 Massing and Built Form

The project is made unique and legible by means of a carefully considered distribution of development, centred on nodes and emphasised with landmarks, gateways, signature projects, and a clearly defined public realm.

The massing of development is contained within a strongly defined major road network, and is regulated by powerful axes that help to link the parts tightly together. The massing radiates out away from the signature building at the heat of Phase 1, into zones that are generally characterised by decreasing density.

2.1.3 The Public Realm

The public realm helps to bind all the parts together, while also acting to separate one area from another. It comprises the major network of roads and strategic public open space that work together to provide a secondary system of legibility in the overall framework.

The primary open space system is the major water body that forms the extension to Dubai Creek.

The majority of plots have direct frontage onto, or views of this space, and it acts as a catalyst for water-based public transportation.

2.1.4 Nodes and Edges

The built form massing also serves to demarcate the major project nodes - and to highlight strategic project boundaries. Increasing the massing along the Creek edge fulfills the objective of defining the water boundary, plus investors are given the opportunity to take advantage of strategic road frontages.



SECTION 2: GLOSSARY & DEFINITIONS - PAGE 2.2



Landmark Structure

Table 2.1 - Development Control Assumptions

Nett Building Area	75%	
Residential in Mixed Use areas	47.5%	
Offices in Mixed Use areas	50%	
Retail in Mixed Use & Commercial areas	2.5%	
Residential unit size	1,500	ft2
Residential population per unit	4.00	
Office workers per 1000ft2	4.00	
Retail workers per 1000ft2	2.00	
Office & Retail parking bays per 1000ft2	2.00	bay
Residential parking per 1000ft2	1.00	bay

2.1.5 Landmarks and Gateways

Business Bay is characterised by major landmark elements at key locations, and by the high degree of continuity of development along the Creek edges.

Certain key locations also act as gateways to the project by providing access to Business Bay as a whole and to specific parts of the site. They also mark a transition from the outer public realm of Dubai and the Emirates to the inner public realms of the site.

Building massing and height is used extensively to assist with the percepetual definition of landmarks and gateways.

2.2 Distribution of Development

The Land allocation Tables that define the type and quantity of development for each plot are derived from a number of assumptions (these also assist with the calculation of utilities demand and traffic flows). These assumptions are listed in Table 2.1.

The Table makes adjustments to the quantity of land that will be made available for each land use, according to what is considered to be appropriate for the plot.

2.3 Primary Definitions

This Section provides descriptions and definitions for the following terms:

- Building Types
- Gross Land Area
- Floor Area Ratio (FAR)
- Gross Floor Area (GFA)

- Built-up Area (BUA)
- Coverage
- Building Height
- Building Lines and Setbacks
- Build-to Lines
- Arcades
- Parking provision
- Off-street Parking

2.3.1 Building Types

The approach to plot sizing and building profiles in Business Bay has been defined as a series of building types. These demonstrate in a simplified manner the general and acceptable distribution of the building mass on a particular plot. Section 4 of this document defines and describes the standard types. Certain special cases are also identified - these apply where the site layout and urban design requirments dictate that a standard type is not applicable.

2.3.2 Gross Land Area

This is simply the overall area of a development site, and is expressed in the Land allocation Table (see each Character Zone) in hectares and square feet.



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SECTION 2: GLOSSARY & DEFINITIONS - PAGE 2.3

2.3.3 Floor Area Ratio (FAR)

The Floor Area Ratio is a factor that is multiplied by the plot area to determine the total quantity of built development (see GFA below) permitted on a plot.

2.3.4 Gross Floor Area (GFA)

This is the total quantity of built development permitted on a site. It is calculated by multiplying the site area by the applicable FAR (see above).

Measurements are taken to the outside faces of external walls, or the centrelines of common walls of adjoining buildings.

In the context of the Business Bay project GFA is the equivalent of BUA (Built Up Area). The two terms may therefore be used interchangably.

GFA includes the following:

- attic space with a headroom of 2.15 metres (7 feet) or more,
- internal balconies and mezzanines.
- enclosed porches
- floor area devoted to accessory uses stairwells

Floor area excluded from GFA includes:

- basement if used only for parking, storage or mechanical services
- elevator shafts
- · mechanical ducts or chases
- space for mechanical equipment within the building
- external balconies

2.3.5 Coverage

Coverage is expressed as a percentage of the site area and means the area of the site that is covered by permanent building structures. It excludes any permitted temporary structures, shade coverings over parking areas, roof overhangs and projecting balconies.

2.3.6 Building Height

Building height is expressed as the permitted number of floors, including the ground floor, but excluding any basements. There may also be local requirements for setbacks (see below) above a certain height. In such cases the permitted height before the setback is expressed in metres above a notional ground level.

2.3.7 Building Lines and Setbacks

The building line is the distance of a building facade from any street boundary. It excludes roof overhangs, projecting balconies, parking shade structures and boundary walls or fencing, for which separate design guidance may be provided.

Setbacks are from boundaries that are shared with other developments or public open space. In certain local situations there may be more than one setback from a boundary dependent on the height of the building in that location (see above).

Building lines and setbacks also apply to basements, although in certain cases (described in the guidelines) development may be permitted to extend to the plot boundaries.

2.3.8 Build-to Lines

In certain cases there is a requirement for building facades to line up with each other in order to create a street wall, or other urban design feature that will enhance perceptual continuity. In these cases a build-to line is established, and the guidelines stipulate how much of a building's facade should adhere to this line.

2.3.9 Arcades

There is a requirement for many of the plots that the podium should be edged with arcades. These are covered walkways for pedestrians, and must meet at adjacent plot boundaries so as to form a continuous pedestrian movement system. Usually there is also a requirement that a retail frontage should be created behind the arcade.

2.3.10 Parking Provision

The quantity of parking to be provided on a plot is based on the land uses on the plot and the gross floor area (GFA) of the development.

The term refers to parking that is to be provided within the boundaries of the plot, and it is generally a requirement that parking should not be visible.





SECTION 2: GLOSSARY & DEFINITIONS - PAGE 2.4

2.4 Other Terminology

A number of other terms are used that have specific meanings in the context of this document. The elements operate in the context of the entire project site and the individual plot developments.

2.4.1 Node

This is a location that provides a point of reference in an area. It is usually the heart of a zone, and will therefore be a place of concentration for the activities that are unique to that zone. It may be represented by an increase in the development bulk, or it may be a piece of clearly defined open space such as in the case of an urban square. It is often marked with a Landmark element (see below), which helps to locate it from other areas.

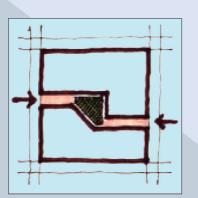
2.4.2 Edge

Edges define the boundaries of areas of a particular character. When clearly defined they act in conjunction with Gateways (see below) to mark the point of transition from one area to another. In the Business Bay context there are also strategic edges that mark the significance of the passage of the Creek through the project.

Edges are also created as street walls by the use of Build-to lines (see above).

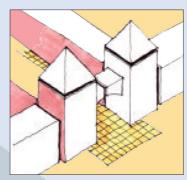
2.4.3 Gateway

This is a significant element of the public realm in that it marks the transition from one zone to another. It is therefore highly symbolic and its design should reflect the character of a zone as well as the activities that take place there.





NODE as GATHERING PLACE

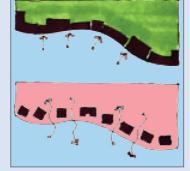




FOOTBRIDGE as **GATEWAY**

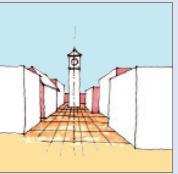
ACTIVE STREET WALL FACADE





LANDMARK STRUCTURE





In the larger context Gateway elements are defined to mark the transition from surrounding areas into Business Bay.

Gateways may be expressed by unique architectural design, or by landscape elements or other structures that flank the approach.

Structures that bridge the approach may also be appropriate.

2.4.4 Landmark

This is a perceptually significant element in the public realm that creates a point of reference for its setting. It may be associated with Nodes, Gateways, or the strong visual axis of an area of public open space. It can indicate the location of the zone from a distance, or the location of the centre when viewed from within the zone.

Its structure may be independent, as in a mast or a piece of sculpture, or it may be an element that is part of the design of a building. It may also be a building, as in the case of a high rise tower interposed in an area of medium rise development.

In the Business Bay context the use of signature bridges spanning the Creek serves to create both Landmarks and Gateways for the project.

The images demonstrate the use of strong Landmarks and clearly defined Edges.

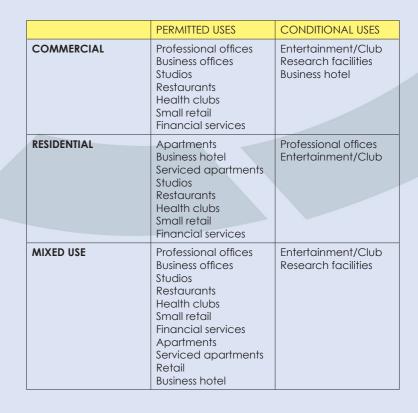




SECTION 2: GLOSSARY & DEFINITIONS - PAGE 2.5

Permitted & Conditional Uses

The following Schedule highlights permitted and conditional uses that apply to the general land use categories identified in the following Section (Section 3):





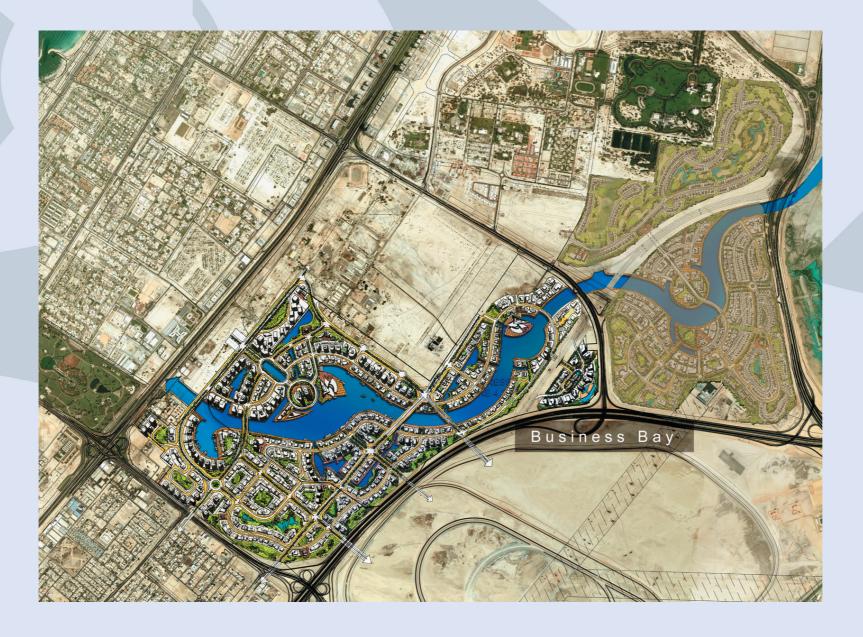




Examples of Nodes and Edges







3.0 PROJECT DATA - PHASES 1 & 2

3.1 General Development Data

The initial Phase of Business Bay will be formed from 373 hectares of vacant land that lies between two of Dubai's main transport arteries, Sheikh Zayed Road and Al Khail Road.

The Phase supports over 80 million square feet of mixed use development comprising offices, residences, hotels, retail and community uses, on 150 hectares of individual land parcels.

The developable land parcels will occupy some 49% of the original land, with the remainder reserved for the Dubai Creek extension, roads and transport corridors, public utilities, institutions and community buildings and public open space.

Business Bay's average Floor Area Ratio of 5.48 on the developable land (2.28 on all land excluding Creek) will produce a high-density city centre. Typically, the city's medium height and tall residential and commercial towers will rise from interconnected podium structures which will contain arcades, retail uses, porte-cocheres, entry lobbies and car parking.

Table 3.1 provides a summary of the land development budget.

Figures 3.1 to 3.4 show the Development Zones, plus summaries of the applicable Land Uses and Building Heights.





Table 3.1 - Land Use Budget Summary

	PAR	PART 1		PART 2		TALS
Developable Land	9,979,241	50.4%	4,054,895	40.6%	14,034,136	47.1%
Support Facilities	9,831,852	49.6%	5,935,629	59.4%	15,767,481	52.9%
	19,811,094		9,990,523		29,801,617	
Development Brofile (CFA)			4			
Development Profile (GFA)						
Commercial Development	11,254,698	19.7%	5,767,548	27.6%	17,022,246	21.8%
Mixed Use Development	8,033,700	14.1%	4,302,554	20.6%	12,336,254	15.8%
Residential Development	37,879,744	66.3%	10,841,013	51.8%	48,720,757	62.4%
	57,168,142		20,911,115		78,079,257	
Support Facilities (Land Area)						
Public Open Space	3,643,066	37.1%	2,483,822	42.4%	6,126,887	39.1%
Public Facilities	845,738	8.6%	396,720	6.8%	1,242,458	7.9%
Utilities	661,124	6.7%	255,820	4.4%	916,944	5.8%
Creek Extension	4,681,924	47.6%	2,721,466	46.5%	7,403,390	47.2%
	9,831,852		5,857,828		15,689,680	



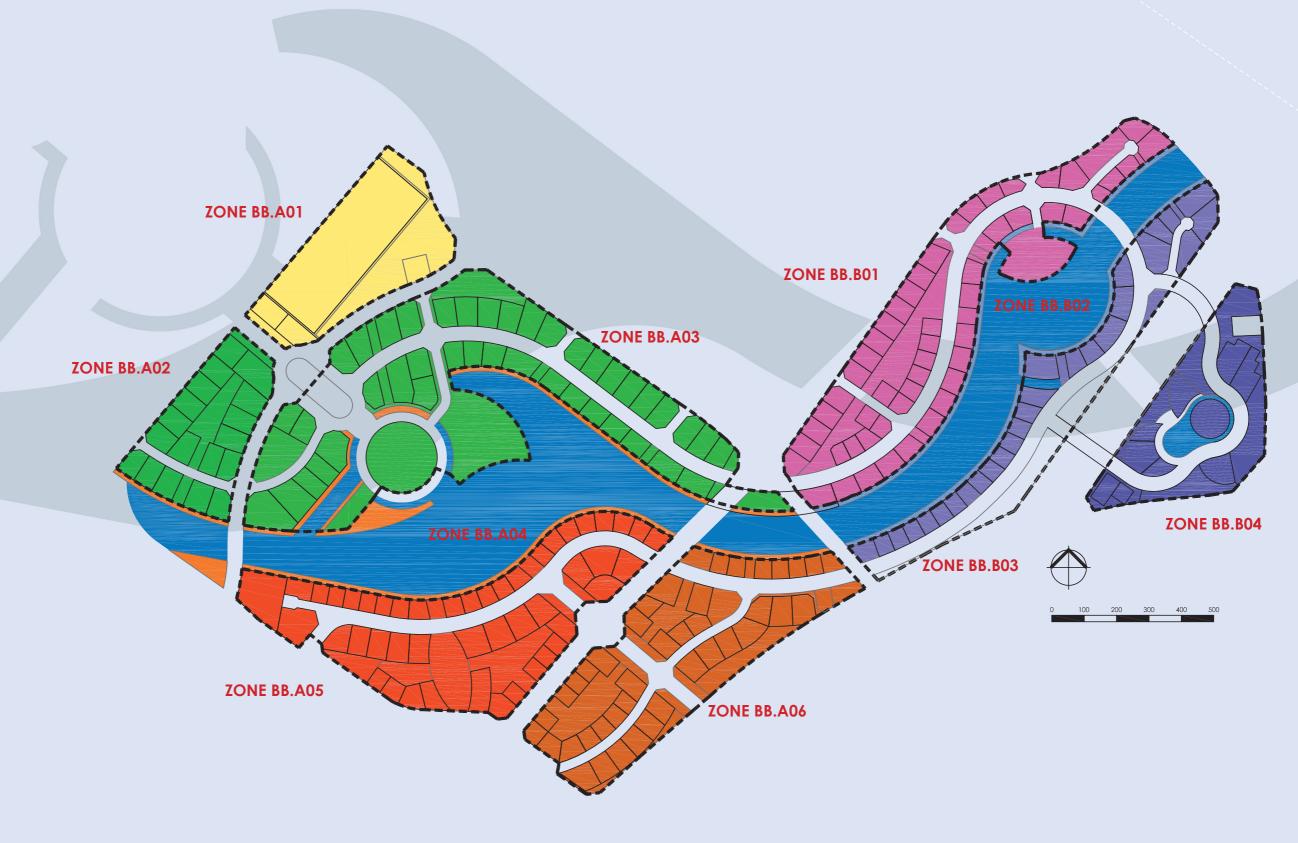


Figure 3.1 - Development Zones





SECTION 3: PROJECT DATA - PAGE 3.4 KEY COMMERCIAL RESIDENTIAL MIXED USE PUBLIC FACILITIES PUBLIC OPEN SPACE WATER BODIES

Figure 3.2 - Land Use Plan

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CREEK EDGES







Figure 3.3 - Building Heights Plan

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Figure 3.4 - Subdivision Plan



BUILDING TYPE A BUILDING TYPE B SPECIAL CASES

Figure 4.1 - Building Types Plan

4.0 BUILDING TYPES

Two standard plot development types have been identified, to assist investors and their consultants. The types consist of the following:

- Identification of typical building lines, setbacks and build-to lines
- Identification of the typical building height for each type of land use that is covered by the type (in some Mixed Use areas there may be a different building profile as a result of different combinations of permitted land uses).
- Identification of special elements of the type, such as ground floor arcades and retail frontages, podium arrangements, etc.

The following design sheets describe each of the standard types, and provide sample illustration impressions of how these could be translated into building designs. It must be noted that the images are samples only, and that the investor is encouraged to explore further options within the parameters of the profile of the type and its location.

In addition to the two standard types there are a number of Special Cases that require exceptional treatment. These are identified on the types plan (Figure 4.1), and separate design sheets will be provided to investors as required.





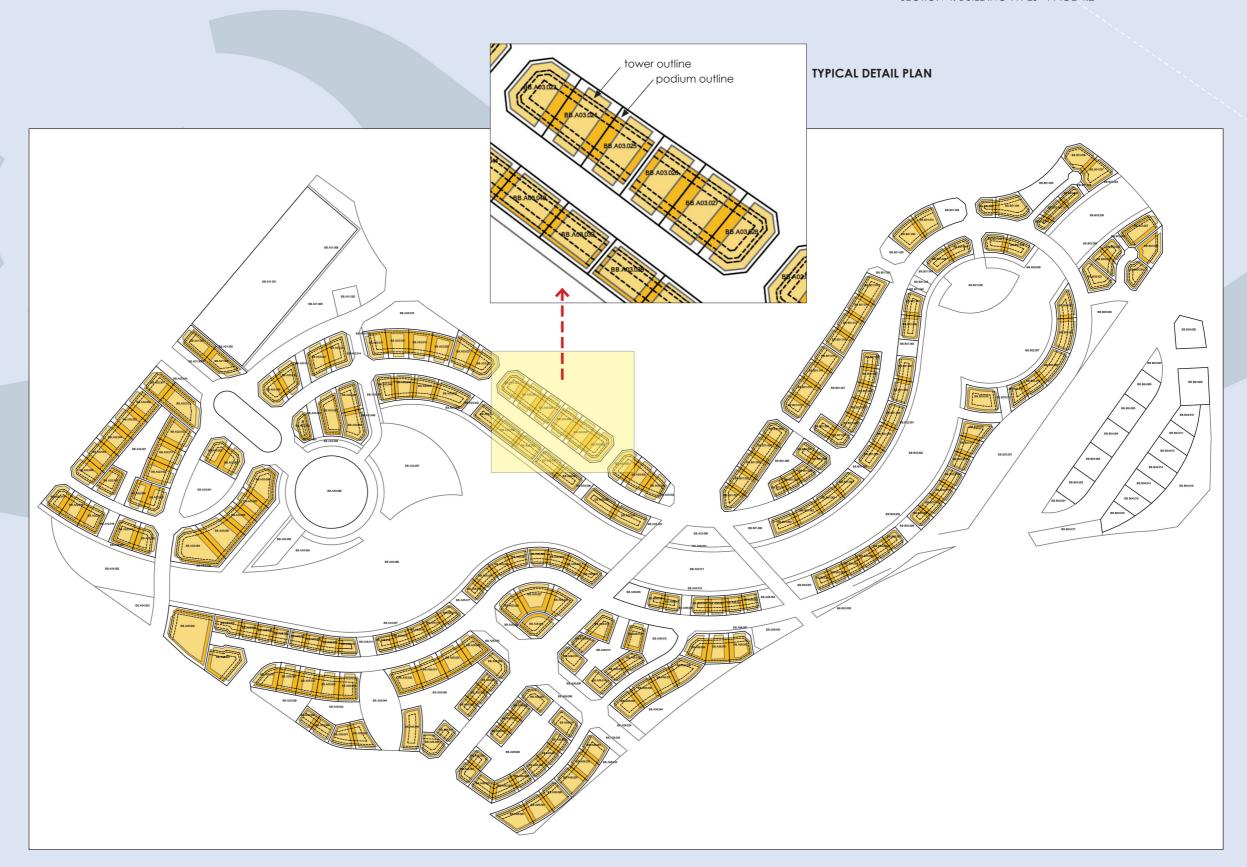


Figure 4.2 - Building Footprint Plan

DUBXI PROPERTIES

B U S I N E S S



SECTION 4: BUILDING TYPES - PAGE 4.3

BUILDING PROFILE Type A generally applies to buildings with a height of G + 29 or greater, located as indicated on the Building Type Plans (Figure

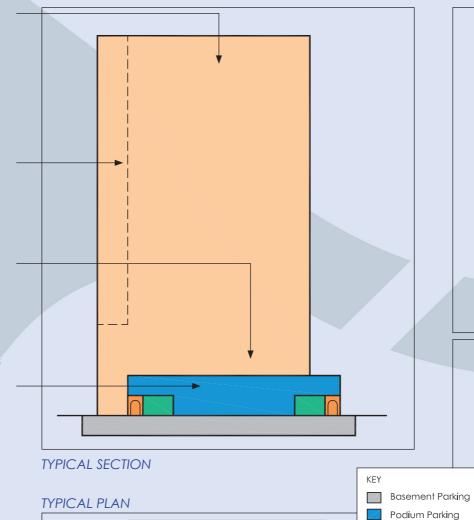
> The image shows the building envelope, which indicates the limits of the building rather than a final profile.

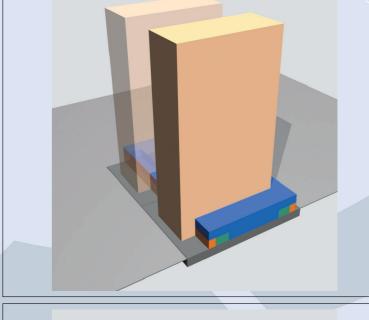
The base of the tower should line with the build-to line where indicated (see detailed plan overleaf). At least 75% of the lower facade is required to be located along this line. The dotted line indicates that a 10m. setback is permitted at or higher than 30m. above the adjacent street level.

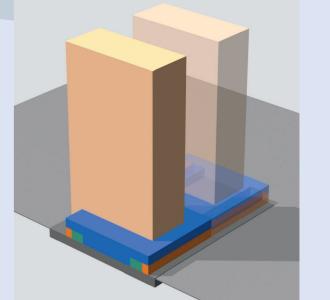
PODIUM

The podium shall have active frontages consisting of double height arcades and retail areas. The balance of the podium may be used for building entry, foyers, other active spaces and parking.

Note that an overall podium height of 15m. may not be exceeded, and that any excess parking requirement is to be provided in basement levels.







TYPICAL BUILDING ENVELOPE

Retail

Arcade

Tower

LANDSCAPE All podium roofs and ground level areas not

covered by the building footprint are to be landscaped to Zoning Authority approval. No visible surface level parking will be

permitted on the plot.

SETBACKS Building lines and setbacks shall be as

indicated on the Affection Plan for the plot.

CAR PARKING Parking shall be provided in accordance with parking regulations. On site parking is to be accommodated in the podium and in

basements as required.

PLOT ENTRY Entry to the plot and the building is generally

from the primary road frontage. Where a secondary road exists this may be used for parking access and loading bays as

required.

ARCADE Note that arcades must provide for continuous protected pedestrian movement, but need not be straight. However, connection points at plot boundaries must be maintained. See sample illustrations Figure 4.3.

TYPE A (AVERAGE HEIGHT: G + 29 FLOORS)





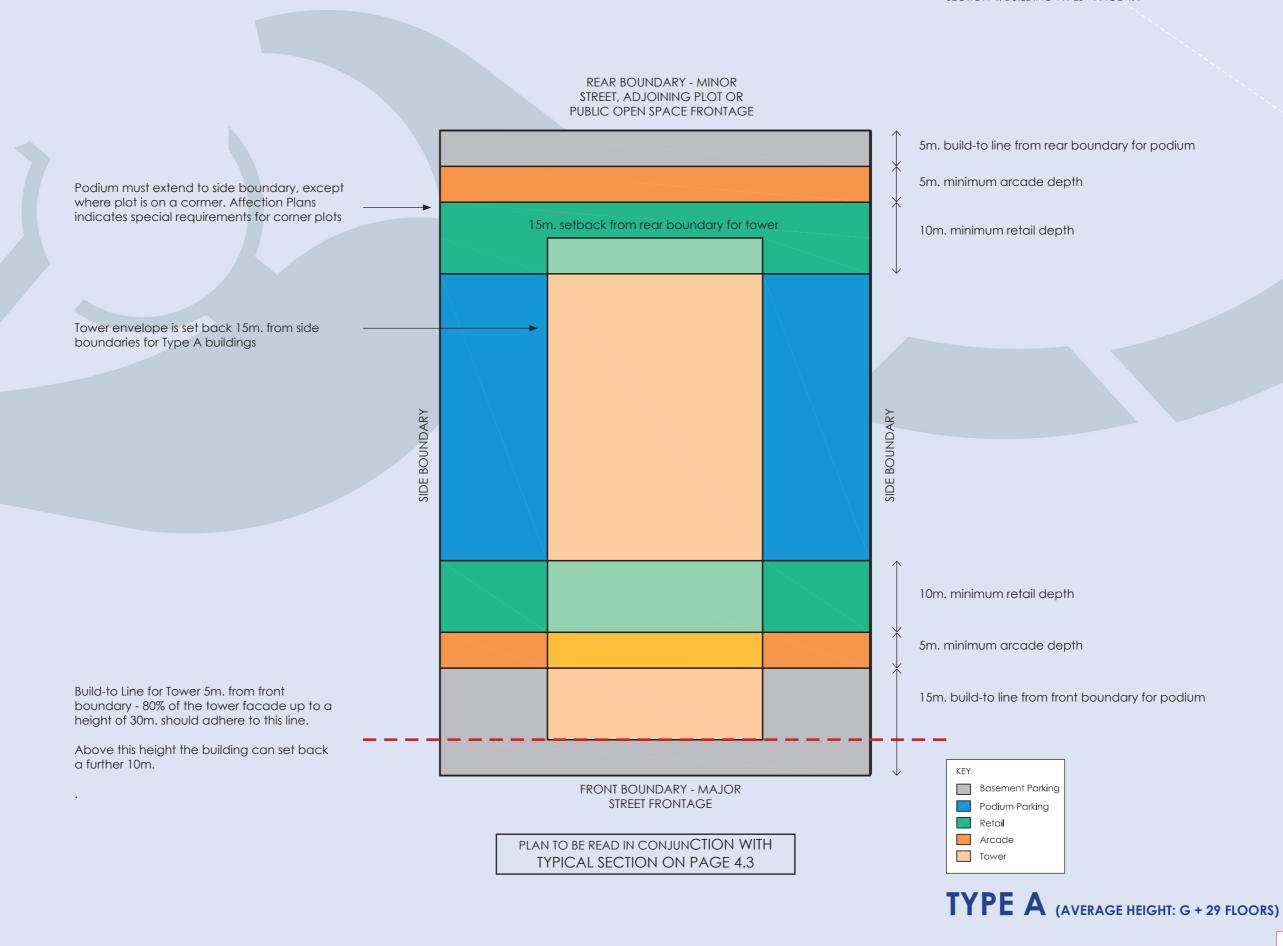






Image showing integrated design of building and podium base with active frontage at ground level



Double height arcade with retail activity







Building sits firmly at ground level with arcade and retail frontages

Integration of landscape design at podium roof level





B U S I N E S S



SECTION 4: BUILDING TYPES - PAGE 4.6

BUILDING PROFILE Type A generally applies to buildings with a maximum height of G + 19, located as indicated on the Building Type Plans (Figure

> The image shows the building envelope, which indicates the limits of the building rather than a final profile.

The base of the tower should line with the build-to line where indicated (see detailed plan overleaf). At least 75% of the lower facade is required to be located along this line. The dotted line indicates that a 10m. setback is permitted at or higher than 30m. above the adjacent street level.

PODIUM

LANDSCAPE

SETBACKS

CAR PARKING

PLOT ENTRY

The podium shall have active frontages consisting of double height arcades and retail areas. The balance of the podium may be used for building entry, foyers, other active spaces and parking.

Note that an overall podium height of 15m. may not be exceeded, and that any excess parking requirement is to be provided in basement levels.

All podium roofs and ground level areas not covered by the building footprint are to be landscaped to Zoning Authority approval. No visible surface level parking will be

Building lines and setbacks shall be as indicated on the Affection Plan for the plot.

Parking shall be provided in accordance with parking regulations. On site parking is to be accommodated in the podium and in

Entry to the plot and the building is generally

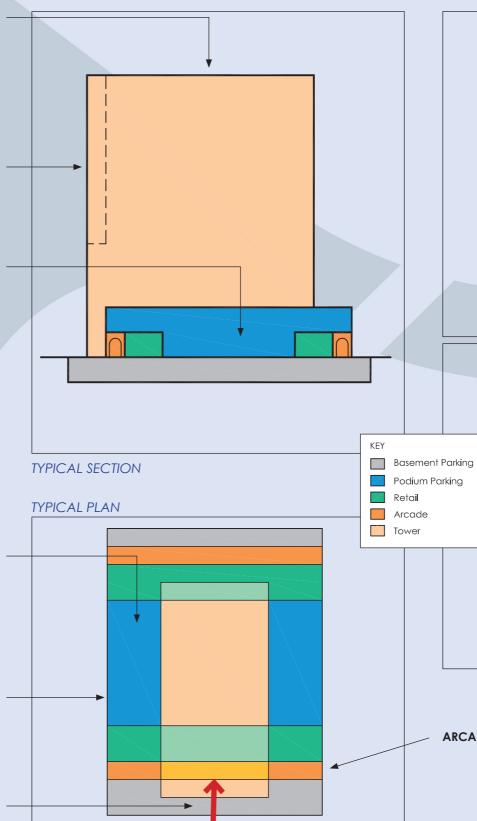
from the primary road frontage. Where a

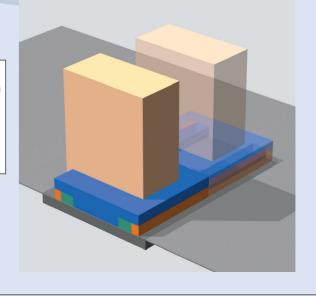
secondary road exists this may be used for parking access and loading bays as

permitted on the plot.

basements as required.

required.





TYPICAL BUILDING ENVELOPE

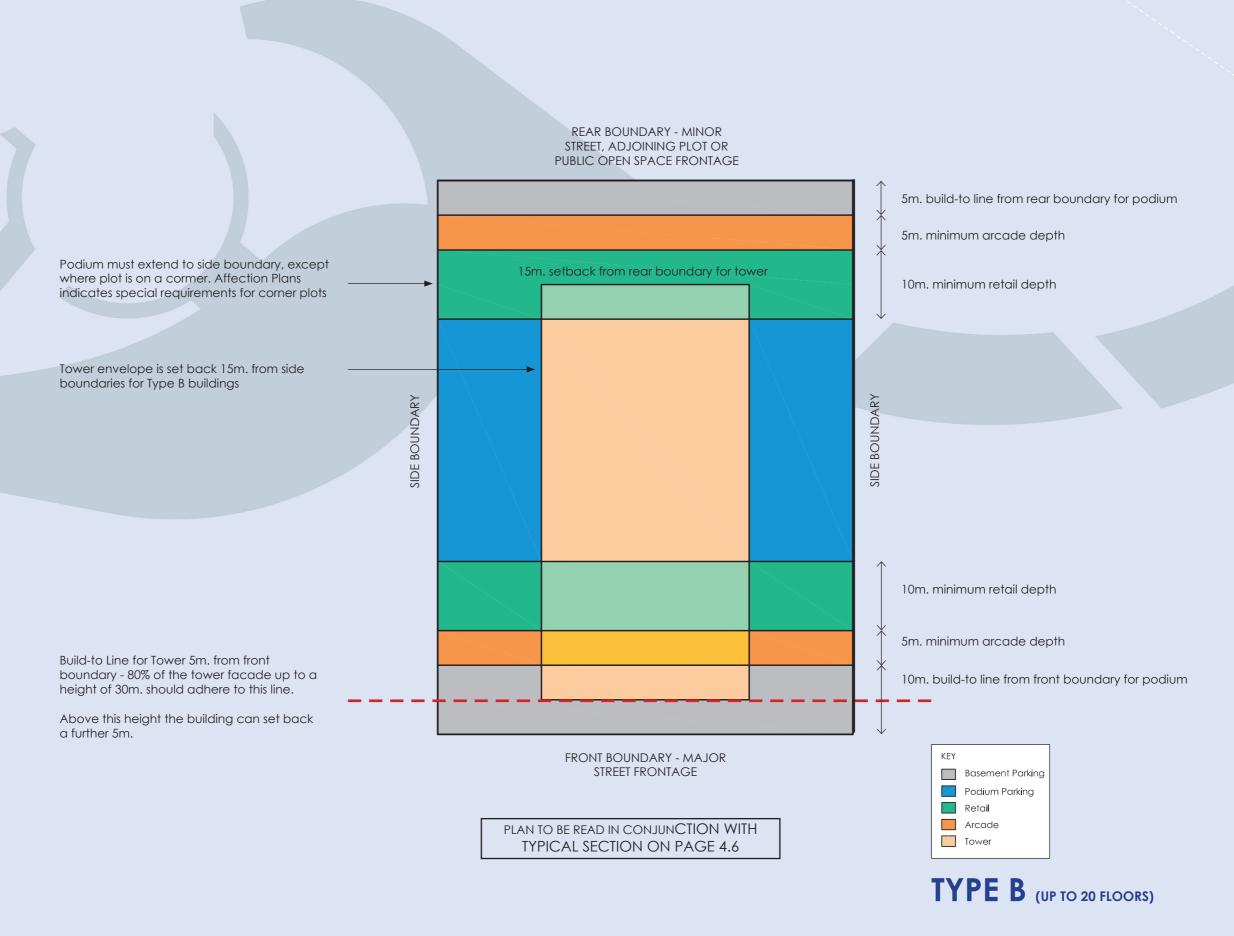
ARCADE Note that arcades must provide for continuous protected pedestrian movement, but need not be straight. However, connection points at plot boundaries must be maintained. See sample illustrations Figure 4.3.

TYPE B (UP TO 20 FLOORS)













Typical development of mid rise plots with active street fronts and articulated facades.

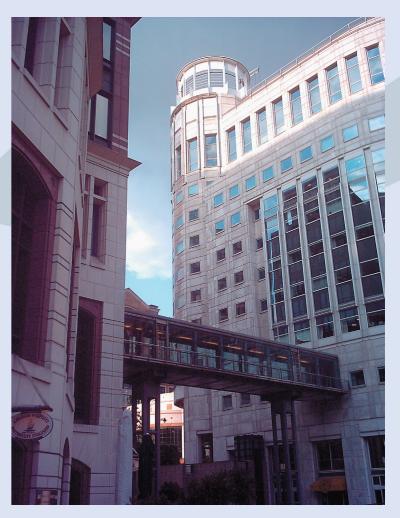


Strong base treatment with street level activity and well-defined building entrance.





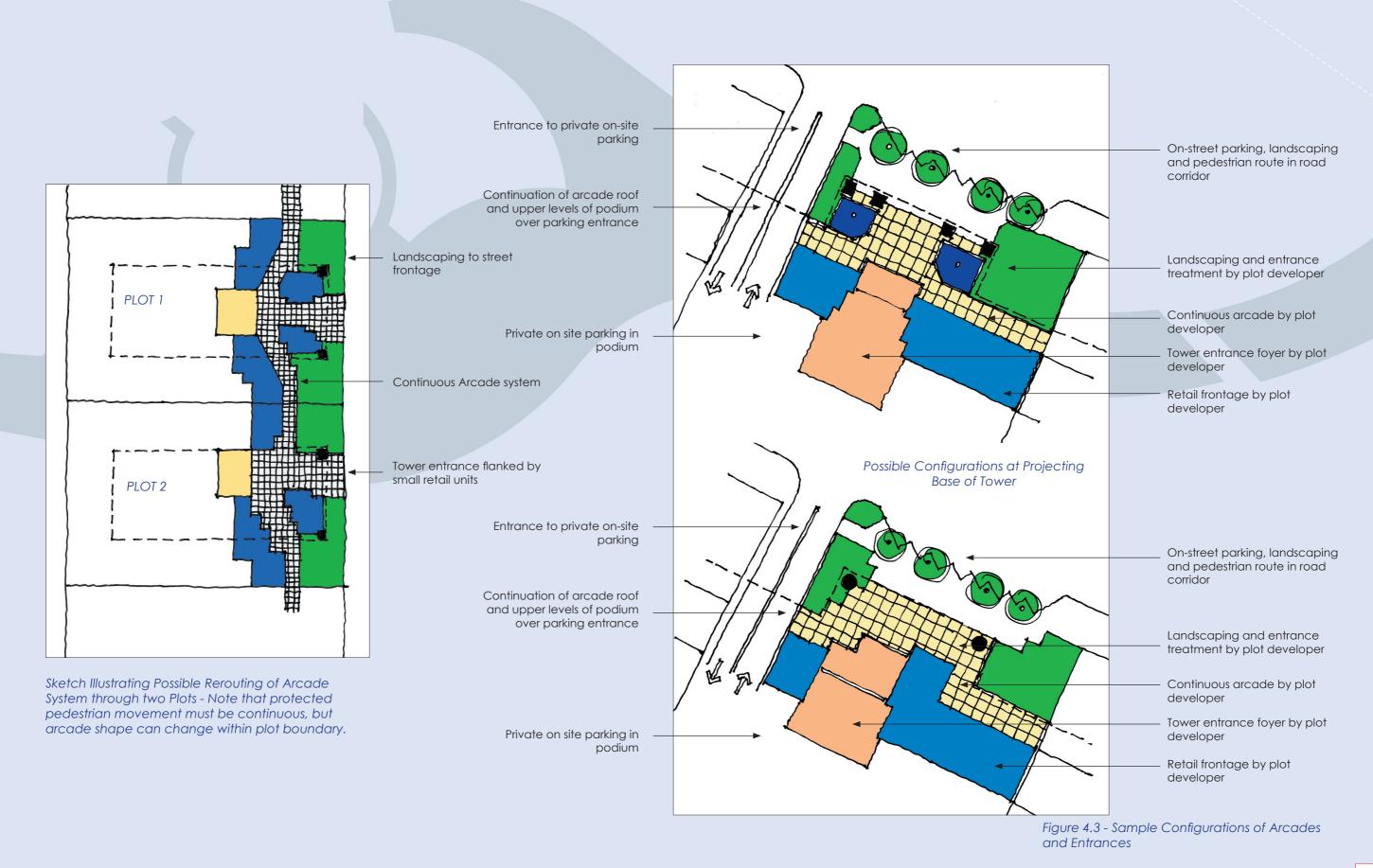




Ilmage showing typical mid rise development, with potential for establishing connections between plots at high level.

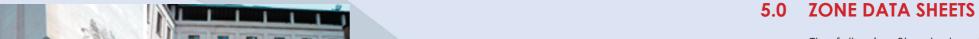
TYPE B (UP TO 20 FLOORS)











The following Sheets describe in further detail the planning requirements for each of the Zones. The Zones Plan in Figure 3.1 indicates the location of each Zone.

Each set of data sheets also includes an extract from the Land Use Budget Table, providing relevant development information for the Zone.

The details also indicate relevant plot numbers, based on the following system:

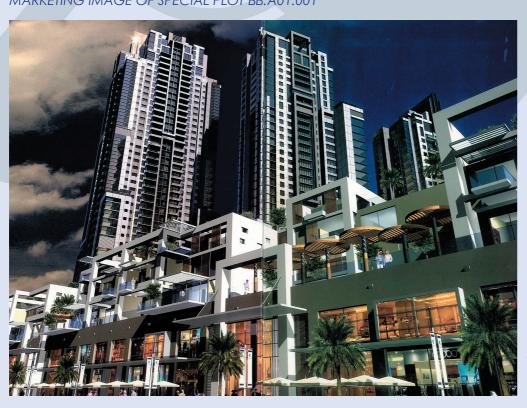
BB.AAA.000

Where BB stands for Business Bay, AAA indicates the Zone number (for example A01, B03, etc), and 000 representes the actual plot number (for example 001, 025, etc).





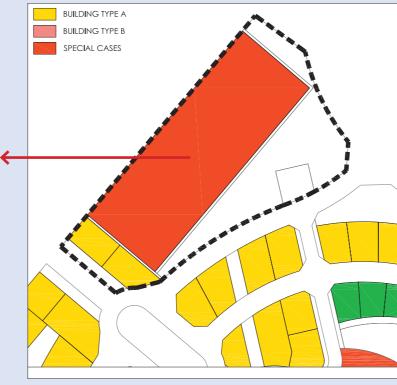


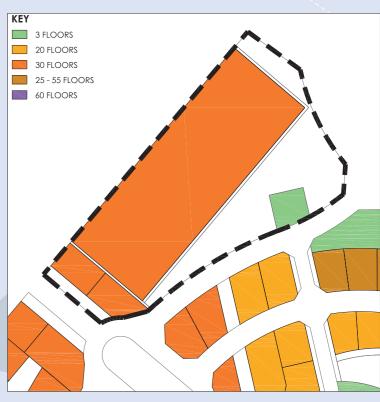




LAND USE PLAN

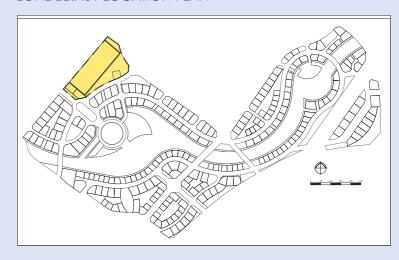
BUILDING TYPE PLAN





BUILDING HEIGHTS PLAN

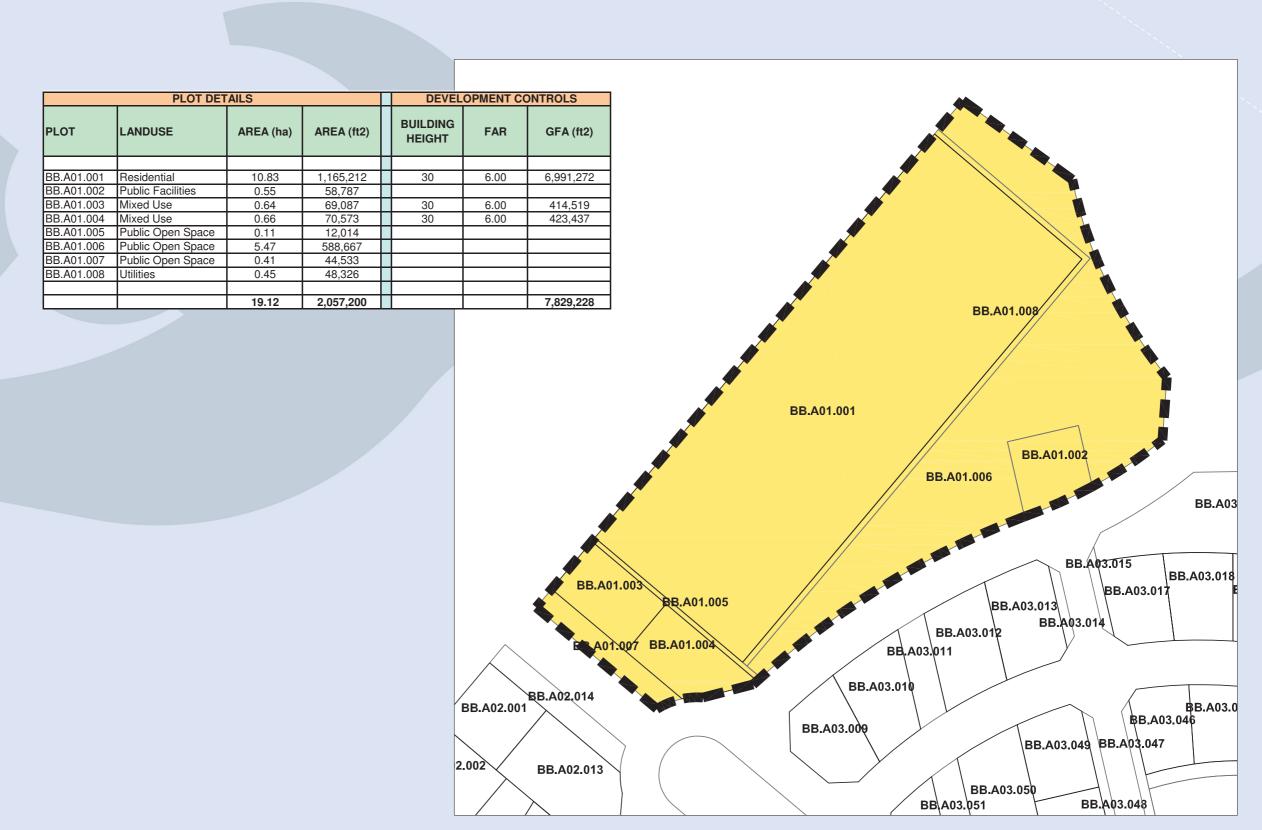
ZONE BB.A01 LOCATION PLAN



ZONE BB.A01



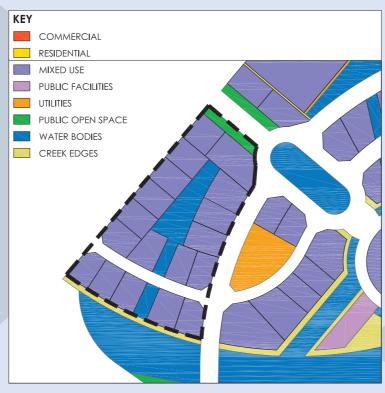




ZONE BB.A01



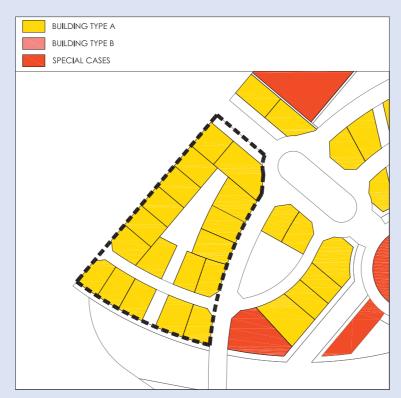




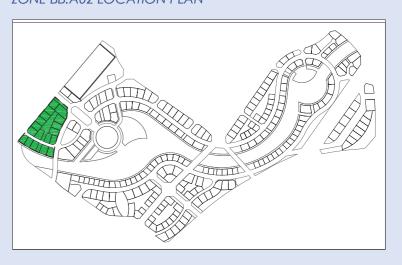
KEY 3 FLOORS 20 FLOORS 30 FLOORS 25 - 55 FLOORS 60 FLOORS

LAND USE PLAN

BUILDING TYPE PLAN



BUILDING HEIGHTS PLAN ZONE BB.A02 LOCATION PLAN

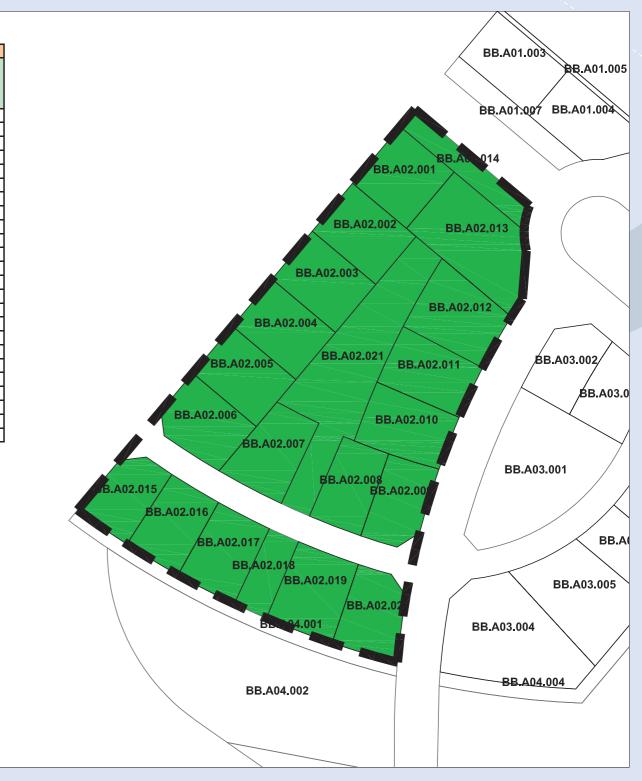


ZONE BB.A02





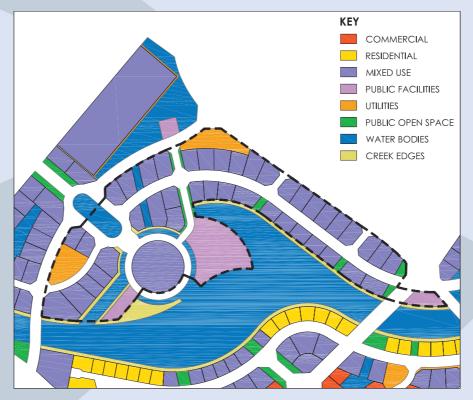
PLOT DETAILS					DEVEL	OPMENT CO	ONTROLS
PLOT	LANDUSE	AREA (ha)	AREA (ft2)		BUILDING HEIGHT	FAR	GFA (ft2)
3B.A02.001	Mixed Use	0.01	CE 70C		20	0.00	204.710
BB.A02.001	Mixed Use	0.61	65,786	Н	30 30	6.00	394,713 394,716
BB.A02.002	Mixed Use	0.61 0.61	65,786 65,786	Н	30	6.00	394,716
BB.A02.003	Mixed Use	0.60	64,586	H	30	6.00	387,514
BB.A02.004	Mixed Use	0.60	64,586	H	30	6.00	387,514
BB.A02.006	Mixed Use	0.60	64,585	H	30	6.00	387,513
BB.A02.007	Mixed Use	0.61	65,785	Н	30	6.00	394.712
BB.A02.008	Mixed Use	0.53	56,700	Н	30	6.00	340,201
BB.A02.009	Mixed Use	0.53	56,685	Н	30	6.00	340.110
BB.A02.010	Mixed Use	0.63	68,260	П	30	6.00	409,560
BB.A02.011	Mixed Use	0.61	65.834	Г	30	6.00	395,004
BB.A02.012	Mixed Use	0.72	77,501	П	30	6.00	465,006
BB.A02.013	Mixed Use	1.05	112,496	П	30	6.80	764,971
BB.A02.014	Public Open Space	0.41	44,514	П			
BB.A02.015	Mixed Use	0.51	55,242	П	30	7.60	419,840
BB.A02.016	Mixed Use	0.56	59,903		30	7.60	455,263
BB.A02.017	Mixed Use	0.59	63,243		30	7.70	486,972
BB.A02.018	Public Open Space	0.33	35,258				
BB.A02.019	Mixed Use	0.66	70,580		30	6.00	423,481
BB.A02.020	Mixed Use	0.57	60,830		30	6.00	364,977
BB.A02.021	Public Open Space	1.67	179,705	L			
		13.61	1,463,651	H			7,606,784



ZONE BB.A02





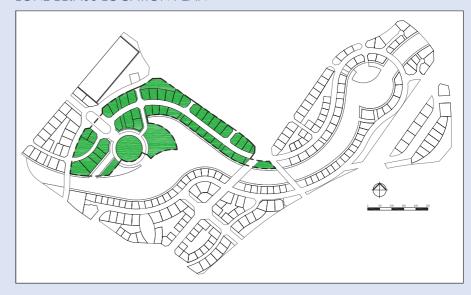


LAND USE PLAN





ZONE BB.A03 LOCATION PLAN



ZONE BB.A03

MBER 2005

DUBAL
PROPERTIES



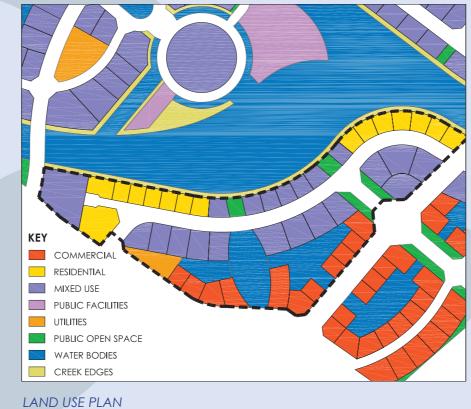
PLOT DETAILS					DEVELOPMENT CONTROLS				
PLOT	LANDUSE	AREA (ha)	AREA (ft2)		BUILDING HEIGHT	FAR	GFA (ft2)		
BB.A03.001	Utilities	1.64	176,531	П					
BB.A03.002	Mixed Use	0.54	57,730	Н	30	6.00	346,379		
3B.A03.003	Mixed Use	0.53	56,960	Н	30	6.00	341,758		
BB.A03.004	Mixed Use	1.39	150.028	Н	60	8.00	1,200,222		
BB.A03.005	Mixed Use	1.01	108,300	П	30	6.00	649,801		
BB.A03.006	Mixed Use	0.54	58,234	П	30	6.00	349,402		
BB.A03.007	Mixed Use	0.53	56,960	П	30	6.00	341,760		
BB.A03.008	Mixed Use	0.89	96,323		30	6.00	577,939		
3B.A03.009	Mixed Use	0.64	68,772		30	6.00	412,629		
BB.A03.010	Mixed Use	0.67	72,176	Ц	30	6.00	433,057		
BB.A03.011	Public Open Space	0.31	33,729	Ц					
3B.A03.012	Mixed Use	0.70	75,582	Ц	30	6.00	453,491		
BB.A03.013	Mixed Use	0.70	75,721	Ц	30	6.00	454,325		
BB.A03.014	Public Open Space	0.08	8,315	Ц			ļ		
BB.A03.015	Public Open Space	0.08	8,957	Ц			1		
BB.A03.016	Utilities	1.76	189,517	Ц					
BB.A03.017	Mixed Use	0.57	61,285	Ц	30	6.00	367,711		
BB.A03.018	Mixed Use	0.60	64,340	Н	30	6.00	386,043		
BB.A03.019	Mixed Use	0.61	65,152	Н	30	6.00	390,913		
BB.A03.020	Mixed Use	0.59	63,927	Н	30	6.00	383,560		
BB.A03.021	Mixed Use	0.72	77,585	Н	30	6.00	465,511		
BB.A03.022	Mixed Use	0.66	70,684	Н	30	6.00	424,101		
BB.A03.023	Mixed Use	0.60	64,421	Н	30	6.00	386,527		
BB.A03.024 BB.A03.025	Mixed Use	0.60	64,778 66,673	Н	30 30	6.00	388,665		
BB.A03.025	Mixed Use Mixed Use	0.62 0.64	68,583	Н	30	6.00	400,037 411,499		
3B.A03.027	Mixed Use	0.65	70,464	Н	30	6.00	422,787		
BB.A03.028	Mixed Use	0.63	68,014	Н	30	6.00	408,085		
BB.A03.029	Mixed Use	0.63	65,849	Н	30	6.00	395,097		
BB.A03.030	Mixed Use	0.63	68,029	Н	30	6.00	408,176		
BB.A03.031	Mixed Use	0.51	55.242	Н	30	6.00	331,450		
BB.A03.032	Public Open Space	0.20	21,840	Н	00	0.00	001,400		
BB.A03.033	Public Open Space	0.15	16,167	Н			1		
BB.A03.034	Mixed Use	0.63	67,819	Н	20	5.00	339.095		
BB.A03.035	Mixed Use	0.60	64,578	Н	20	5.00	322,891		
BB.A03.036	Public Open Space	0.18	19,401	Н			522,001		
BB.A03.037	Mixed Use	0.47	50,531	П	20	5.00	252,653		
3B.A03.038	Mixed Use	0.47	50,530	П	20	5.00	252,650		
3B.A03.039	Mixed Use	0.47	50,530	П	20	5.00	252,650		
3B.A03.040	Mixed Use	0.47	50,530	П	20	5.00	252,650		
BB.A03.041	Mixed Use	0.47	50,587		20	5.00	252,937		
3B.A03.042	Public Open Space	0.19	20,065						
3B.A03.043	Mixed Use	0.69	74,253		20	5.00	371,267		
3B.A03.044	Mixed Use	0.49	52,588		20	5.00	262,939		
	Mixed Use	0.45	48,783		20	5.00	243,916		
BB.A03.046	Mixed Use	0.49	52,374	Ц	20	5.00	261,872		
	Public Open Space	0.11	12,209	Ц					
3B.A03.048	Public Open Space	0.20	21,342	Ц					
BB.A03.049	Mixed Use	0.58	62,872	Ц	20	5.00	314,359		
3B.A03.050	Mixed Use	0.90	97,209	Ц	20	5.00	486,043		
3B.A03.051	Public Open Space	0.34	36,080	Ц					
3B.A03.052	Mixed Use	0.49	52,993	Ц	30	6.00	317,959		
3B.A03.053	Public Open Space	0.24	25,966	Ц					
3B.A03.054	Mixed Use	0.64	69,401	Ц	20	5.00	347,006		
BB.A03.055	Public Facilities	0.90	96,722	Ц					
BB.A03.056	Mixed Use	3.80	409,171	Ц	60	8.00	3,273,372		
BB.A03.057	Public Facilities	4.84	521,087	Ц			-		
BB.A03.058	Public Facilities	0.81	87,056	Ц			-		
		41.50	4 474 540	Н			10 205 101		
		41.52	4,471,549	ш			19,335,184		



ZONE BB.A03





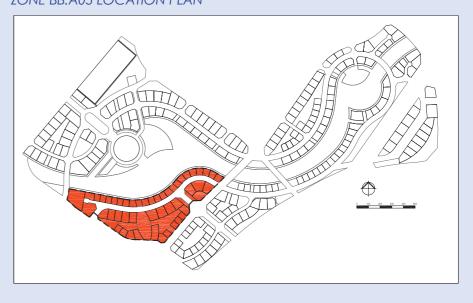




KEY 3 FLOORS 20 FLOORS 30 FLOORS 25 - 55 FLOORS 60 FLOORS BUILDING HEIGHTS PLAN



ZONE BB.A05 LOCATION PLAN

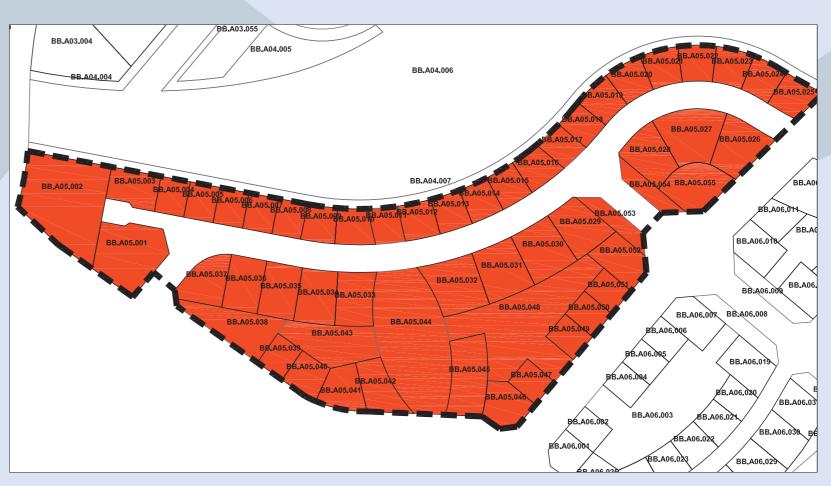


ZONE BB.A05





PLOT DETAILS					DEVELOPMENT CONTROLS			
PLOT	LANDUSE	AREA (ha)	AREA (ft2)		BUILDING HEIGHT	FAR	GFA (ft2)	
DD A05 001	Dooidantial	1.00	117111	L	20	6.00	702.667	
BB.A05.001 BB.A05.002	Residential Mixed Use	1.09	117,111	H	30	6.00	- ,	
BB.A05.002	Residential	1.94 0.47	208,471 50,962	Н	60 20	8.00 5.00	1,667,769 254,811	
BB.A05.003	Residential	0.47	32,292	Н	20	5.00	161,459	
BB.A05.005	Residential	0.30	32,292	Н	20	5.00	161,459	
BB.A05.006	Residential	0.30	32,292	H	20	5.00	161,459	
BB.A05.007	Residential	0.30	32,292	П	20	5.00	161,459	
BB.A05.008	Residential	0.30	31,858	П	20	5.00	159,288	
BB.A05.009	Residential	0.32	34,775	П	20	5.00	173,874	
BB.A05.010	Mixed Use	0.35	38,210		20	5.00	191,051	
BB.A05.011	Public Open Space	0.30	32,590					
BB.A05.012	Mixed Use	0.35	37,598		20	5.00	187,990	
BB.A05.013	Mixed Use	0.32	34,392		20	5.00	171,958	
BB.A05.014	Mixed Use	0.32	34,392	L	20	5.00	171,958	
BB.A05.015	Mixed Use	0.32	34,392		20	5.00	171,958	
BB.A05.016	Mixed Use	0.35	37,904	Н	20	5.00	189,522	
BB.A05.017	Public Open Space	0.30	32,521	H	00	5.00	450.044	
BB.A05.018	Mixed Use	0.30	31,922	H	20	5.00	159,611	
BB.A05.019	Residential	0.35	37,283	H	20	5.00	186,413	
BB.A05.020	Residential	0.35	37,283	H	20	5.00	186,413	
BB.A05.021	Residential	0.35	37,283	H	20	5.00	186,413	
BB.A05.022	Residential	0.35	37,283	H	20	5.00	186,413	
BB.A05.023	Residential	0.35	37,283	H	20	5.00	186,413	
BB.A05.024	Residential	0.33	35,825	Н	20	5.00	179,123	
BB.A05.025 BB.A05.026	Residential Mixed Use	0.38 0.64	40,468 69,206	Н	20 30	5.00 6.00	202,338 415,235	
BB.A05.027	Mixed Use	0.82	88,311	Н	30	6.00	529,865	
BB.A05.028	Mixed Use	0.59	63,725	Н	30	6.00	382,351	
BB.A05.029	Mixed Use	0.61	65,474	Н	30	6.00	392,844	
BB.A05.030	Mixed Use	0.69	74,273	Н	30	6.00	445,636	
BB.A05.031	Mixed Use	0.69	74,273	Н	30	6.00	445,636	
BB.A05.032	Mixed Use	0.76	82,024	Н	30	6.00	492,142	
BB.A05.033	Mixed Use	0.56	60,326	Н	30	6.00	361,957	
BB.A05.034	Mixed Use	0.58	62,734	П	30	6.00	376,404	
BB.A05.035	Mixed Use	0.55	59,366	П	30	6.00	356,196	
BB.A05.036	Mixed Use	0.54	58,097	П	30	6.00	348,581	
BB.A05.037	Mixed Use	0.54	58,350	П	30	6.00	350,097	
BB.A05.038	Utilities	0.83	89,834	П				
BB.A05.039	Commercial	0.30	32,292		20	4.00	129,167	
BB.A05.040	Commercial	0.37	39,598		20	4.00	158,391	
BB.A05.041	Commercial	0.46	49,965		20	4.00	199,859	
BB.A05.042	Commercial	0.50	53,496		20	4.00	213,984	
BB.A05.043	Public Open Space	0.89	95,653	L				
BB.A05.044	Public Open Space	2.47	265,692		-			
BB.A05.045	Commercial	0.79	85,420		20	4.00	341,679	
BB.A05.046	Commercial	0.49	52,261	H	20	4.00	209,042	
BB.A05.047	Commercial	0.30	32,287	H	20	4.00	129,147	
BB.A05.048	Public Open Space	2.40	257,913	H	00	4.00	100 107	
BB.A05.049	Commercial	0.30	32,292	H	20	4.00	129,167	
BB.A05.050	Commercial Commercial	0.30	32,292	H	20	4.00	129,167	
BB.A05.051		0.30	32,292	H	20	4.00	129,167	
BB.A05.052 BB.A05.053	Commercial Public Open Space	0.52	55,633	H	20	5.00	278,165	
BB.A05.054	Public Open Space	0.33 0.31	35,531 33.723	H			 	
BB.A05.055	Mixed Use	0.67	71,664	H	20	5.00	358,319	
22.A03.033	IVIIAGU USG	0.07	71,004	H	۷.	5.00	000,010	
	 	30.79	3,312,962	Н			13,464,014	



ZONE BB.A05





KEY

3 FLOORS
20 FLOORS

30 FLOORS

60 FLOORS

25 - 55 FLOORS

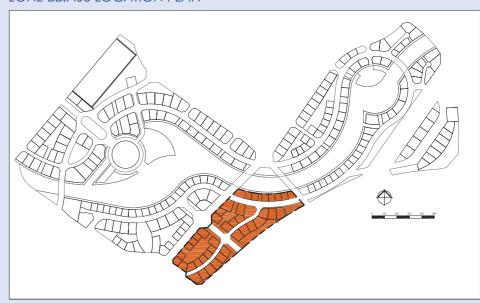


BUILDING HEIGHTS PLAN

BUILDING TYPE PLAN



ZONE BB.A05 LOCATION PLAN

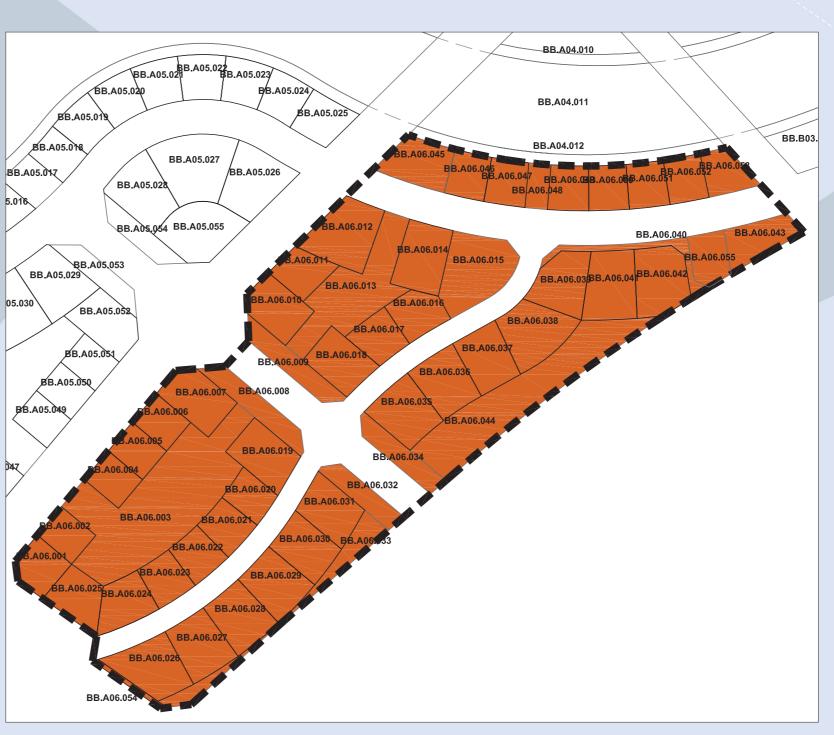


ZONE BB.A06





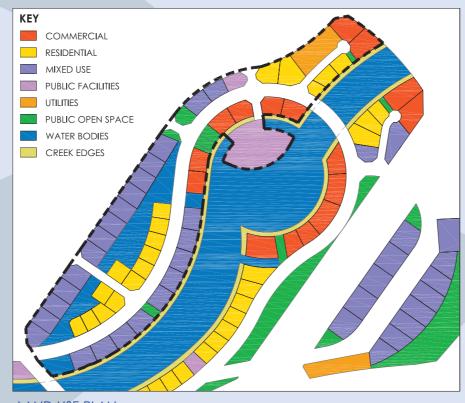
PLOT DETAILS					DEVELOPMENT CONTROLS			
PLOT	LANDUSE	AREA (ha)	AREA (ft2)		BUILDING HEIGHT	FAR	GFA (ft2)	
DD 400 004		0.00	00.450	L		4.00	450.040	
BB.A06.001	Commercial	0.36	38,453	H	20	4.00	153,812	
BB.A06.002	Commercial	0.30	32,292	H	20	4.00	129,167	
BB.A06.003 BB.A06.004	Public Open Space Commercial	2.54	273,794	H	20	4.00	100 167	
BB.A06.004	Commercial	0.30	32,292 32,292	┝	20 20	4.00	129,167 129,167	
BB.A06.005	Commercial	0.30	32,292	H	20	4.00	129,167	
BB.A06.007	Commercial	0.52	56,492	H	20	5.00	282.458	
BB.A06.007	Public Open Space	0.43	46,286	H	20	3.00	202,430	
BB.A06.009	Public Open Space	0.43	44,407	H				
BB.A06.010	Commercial	0.48	51,569	Н	20	5.00	257,846	
BB.A06.011	Commercial	0.35	38,043	H	20	4.00	152,172	
BB.A06.012	Mixed Use	0.69	73,783	H	30	6.00	442,700	
BB.A06.013	Public Open Space	1.18	127,006	H	- 00	0.00	112,700	
BB.A06.014	Mixed Use	0.57	61,405	H	30	6.00	368,427	
BB.A06.015	Utilities	0.81	87,684	H	- 00	0.00	000,127	
BB.A06.016	Commercial	0.37	39,519	H	20	4.00	158,076	
BB.A06.017	Commercial	0.35	37,604	H	20	4.00	150,417	
BB.A06.018	Commercial	0.48	51,723	H	20	5.00	258,616	
BB.A06.019	Commercial	0.52	55,744	H	20	5.00	278,722	
BB.A06.020	Commercial	0.29	31,675	H	20	4.00	126,700	
BB.A06.021	Commercial	0.32	34,837	H	20	4.00	139,348	
BB.A06.022	Commercial	0.32	34,837	r	20	4.00	139,348	
BB.A06.023	Commercial	0.32	34,837	H	20	4.00	139,348	
BB.A06.024	Commercial	0.43	45,785	H	20	4.00	183.142	
BB.A06.025	Commercial	0.42	45,081	Г	20	4.00	180,325	
BB.A06.026	Commercial	0.60	64,209	Г	20	5.00	321,043	
BB.A06.027	Commercial	0.52	56,061	Г	20	5.00	280,307	
BB.A06.028	Commercial	0.52	56,061	Г	20	5.00	280,307	
BB.A06.029	Commercial	0.52	56,061		20	5.00	280,307	
BB.A06.030	Commercial	0.48	51,526	Г	20	5.00	257,628	
BB.A06.031	Commercial	0.49	52,405		20	5.00	262,023	
BB.A06.032	Public Open Space	0.32	34,553					
BB.A06.033	Public Open Space	0.50	53,667	Г				
BB.A06.034	Public Open Space	0.36	38,829	Г				
BB.A06.035	Commercial	0.55	59,342		20	5.00	296,712	
BB.A06.036	Commercial	0.53	56,909		20	5.00	284,544	
BB.A06.037	Commercial	0.50	53,681		20	5.00	268,406	
BB.A06.038	Commercial	0.63	67,698		20	5.00	338,489	
BB.A06.039	Mixed Use	0.53	57,065		30	6.00	342,390	
BB.A06.040	Utilities	0.25	26,841	L				
BB.A06.041	Mixed Use	0.61	65,370	L	30	6.00	392,220	
BB.A06.042	Mixed Use	0.60	64,500	Ĺ	30	6.00	387,002	
BB.A06.043	Public Facilities	0.44	47,201	L				
BB.A06.044	Public Open Space	1.75	188,174	L				
BB.A06.045	Public Open Space	0.50	53,385	L				
BB.A06.046	Residential	0.31	33,689	L	20	5.00	168,445	
BB.A06.047	Residential	0.32	34,152	L	20	5.00	170,759	
BB.A06.048	Public Open Space	0.18	19,376					
BB.A06.049	Residential	0.32	34,060	L	20	5.00	170,302	
BB.A06.050	Residential	0.31	33,689		20	5.00	168,445	
BB.A06.051	Residential	0.31	33,860		20	5.00	169,298	
BB.A06.052	Residential	0.31	33,235		20	5.00	166,177	
BB.A06.053	Public Facilities	0.32	34,884	L				
BB.A06.054	Utilities	0.07	7,192	L				
BB.A06.055	Utilities	0.33	35,200	L				
		07.5	0.045.555				0.000.007	
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ZONE BB.A06







LAND USE PLAN

BUILDING TYPE PLAN

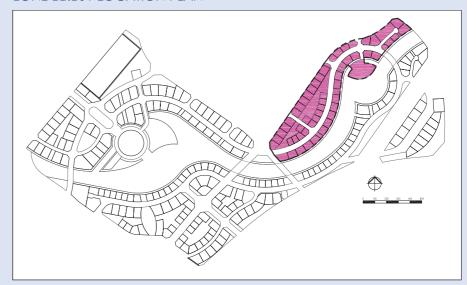


KEY

3 FLOORS
20 FLOORS
50 FLOORS
60 FLOORS

BUILDING HEIGHTS PLAN

ZONE BB.B01 LOCATION PLAN

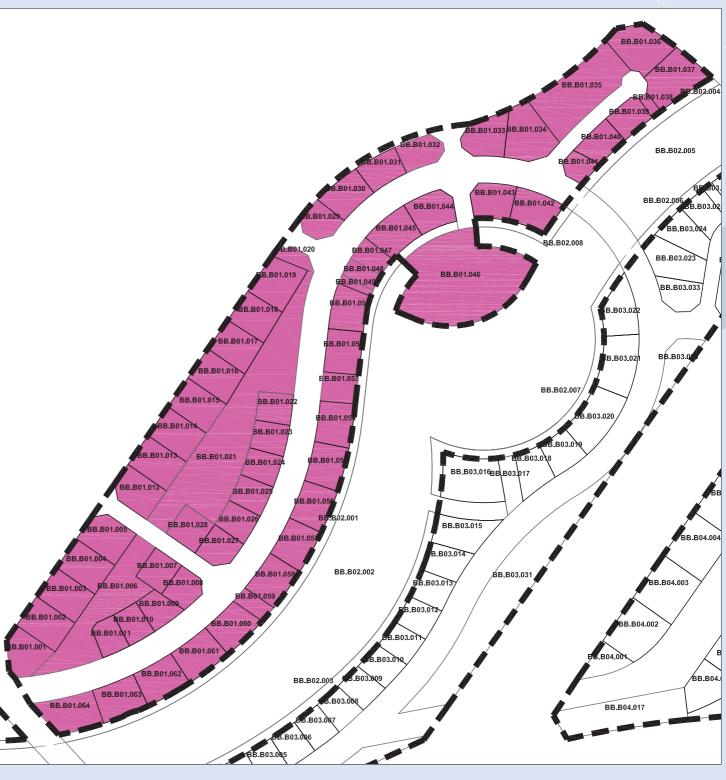


ZONE BB.B01





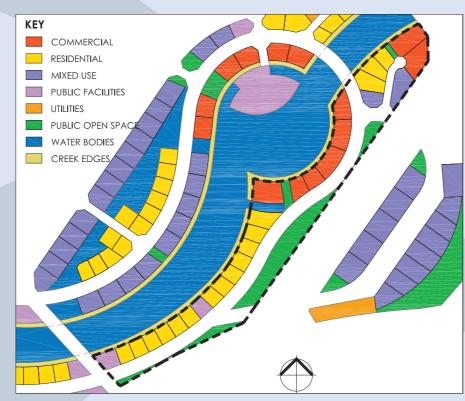
	PLOT DET	PLOT DETAILS DEVELOPMENT CONTRO				
PLOT	LANDUSE	AREA (ha)	AREA (ft2)	BUILDING HEIGHT	FAR	GFA (ft2)
BB.B01.001	Mixed Use	0.45	48,614	20	5.00	243,068
BB.B01.002	Mixed Use	0.48	51.667	20	5.00	258,335
BB.B01.003	Mixed Use	0.48	51,643	20	5.00	258,217
BB.B01.004	Mixed Use	0.48	51,639	20	5.00	258,193
BB.B01.005	Mixed Use	0.50	53,825	20	5.00	269,124
BB.B01.006	Public Open Space	1.39	149,861			/
BB.B01.007	Residential	0.32	34,700	20	5.00	173,502
BB.B01.008	Residential	0.31	33,223	20	5.00	166,116
BB.B01.009	Residential	0.31	32,949	20	5.00	164,745
BB.B01.010	Residential	0.28	30,156	20	5.00	150,781
BB.B01.011	Residential	0.28	29,688	20	5.00	148,440
BB.B01.012	Mixed Use	0.46	49,516	20	5.00	247,582
BB.B01.013	Mixed Use	0.48	51,667	20	5.00	258,334
BB.B01.014	Mixed Use	0.48	51,667	20	5.00	258,334
BB.B01.015	Mixed Use	0.48	51,667	20	5.00	258,334
BB.B01.016	Mixed Use	0.47	51,036	20	5.00	255,182
BB.B01.017	Mixed Use	0.46	49,046	20	5.00	245,232
BB.B01.018	Mixed Use	0.43	46,594	20	5.00	232,969
BB.B01.019	Mixed Use	0.53	56,944	20	5.00	284,722
BB.B01.020	Public Open Space	0.15	16,268			,,,
BB.B01.021	Public Open Space	3.09	332,804			1
BB.B01.022	Residential	0.31	32,876	20	5.00	164,379
BB.B01.023	Residential	0.31	33,310	20	5.00	166,549
BB.B01.024	Residential	0.31	33.310	20	5.00	166,549
BB.B01.025	Residential	0.31	33,310	20	5.00	166,549
BB.B01.026	Residential	0.31	33,500	20	5.00	167,499
BB.B01.027	Residential	0.34	36.228	20	5.00	181,141
BB.B01.028	Residential	0.36	39,196	20	5.00	195,981
BB.B01.029	Public Open Space	0.32	34,220	20	3.00	100,001
BB.B01.030	Mixed Use	0.42	45,272	20	5.00	226,361
BB.B01.031	Mixed Use	0.35	38,040	20	5.00	190,202
BB.B01.032	Public Facilities	0.30	31,885	20	3.00	130,202
BB.B01.033	Residential	0.37	39,467	20	5.00	197,333
BB.B01.034	Residential	0.61	65,159	20	5.00	325,794
BB.B01.035	Utilities	1.09	117,458	20	3.00	323,734
BB.B01.036	Commercial	0.51	54,668	30	6.00	328,008
BB.B01.037	Commercial	0.65	69,582	30	6.00	417,494
BB.B01.037	Public Open Space	0.03	7,587	30	0.00	417,434
BB.B01.039	Residential	0.07	33,539	20	5.00	167,694
BB.B01.040	Residential	0.34	36.692	20	5.00	183,458
BB.B01.040	Residential	0.34	23,044	20	5.00	115,218
BB.B01.042 BB.B01.043	Commercial Commercial	0.45 0.42	48,967	20	4.00	195,869 179,273
			44,818 47.089		4.00	188.355
BB.B01.044	Commercial	0.44	,	20	4.00	,
BB.B01.045	Commercial Public Facilities	0.45 2.65	48,797	20	4.00	195,188
BB.B01.046	. abiio i doiiitioo		285,201	+		-
BB.B01.047	Public Open Space	0.23	25,028	+		-
BB.B01.048	Public Open Space	0.18	19,378	+		-
BB.B01.049	Public Open Space	0.08	8,872	+		-
BB.B01.050	(not used)	0.40	40.100		F 00	000 010
BB.B01.051	Commercial	0.43	46,123	20	5.00	230,616
BB.B01.052	Commercial	0.45	48,270	20	5.00	241,348
BB.B01.053	Residential	0.30	32,366	20	5.00	161,828
BB.B01.054	Mixed Use	0.44	47,283	20	5.00	236,415
BB.B01.055	Mixed Use	0.44	46,840	20	5.00	234,200
BB.B01.056	Mixed Use	0.44	46,840	20	5.00	234,200
BB.B01.057	Mixed Use	0.44	46,840	20	5.00	234,200
BB.B01.058	Mixed Use	0.45	48,410	20	5.00	242,048
BB.B01.059	Public Open Space	0.18	19,495			
BB.B01.060	Mixed Use	0.44	47,649	20	5.00	238,247
BB.B01.061	Mixed Use	0.47	50,182	20	5.00	250,910
BB.B01.062	Mixed Use	0.47	50,181	20	5.00	250,907
BB.B01.063	Mixed Use	0.47	50,648	20	5.00	253,238
BB.B01.064	Public Open Space	0.57	60,916			



ZONE BB.B01







LAND USE PLAN

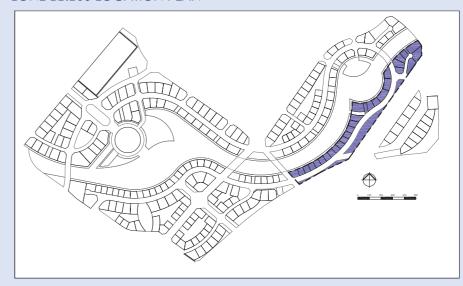
BUILDING TYPE PLAN





BUILDING HEIGHTS PLAN

ZONE BB.B03 LOCATION PLAN

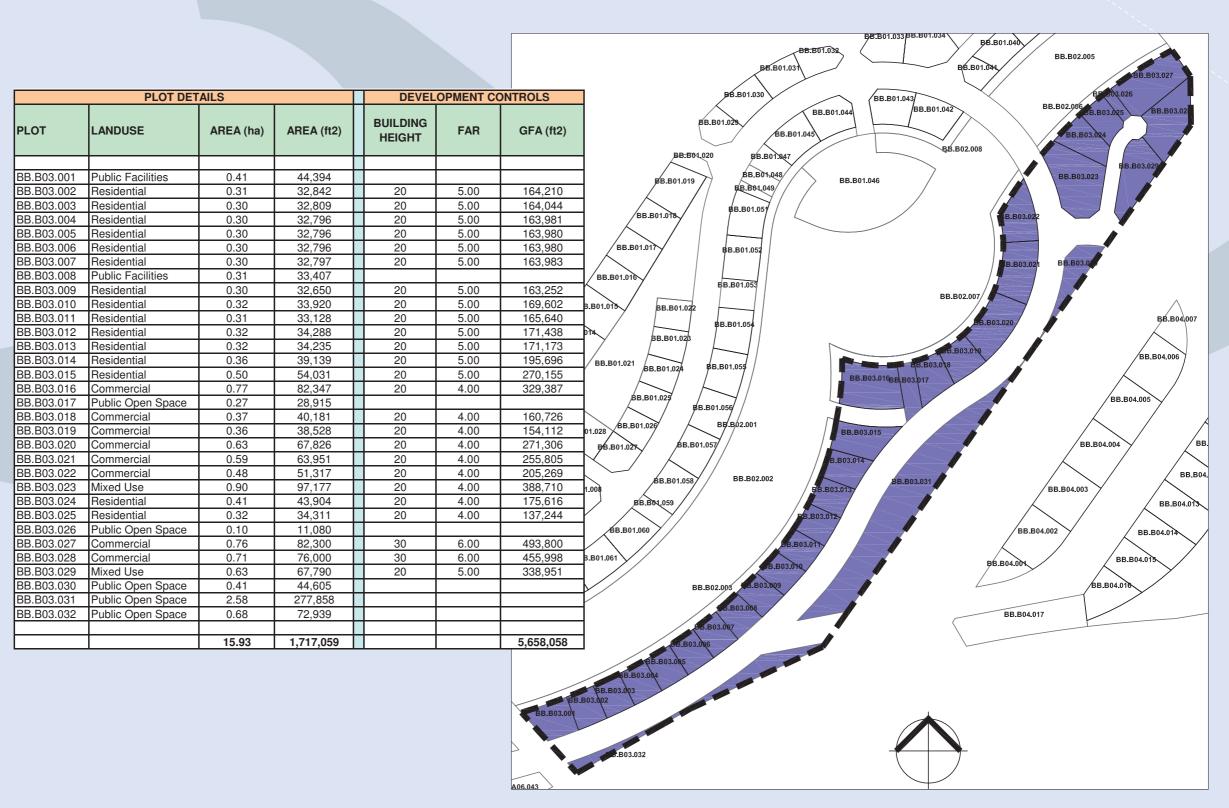


ZONE BB.B03

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DUBXI PROPERTIES



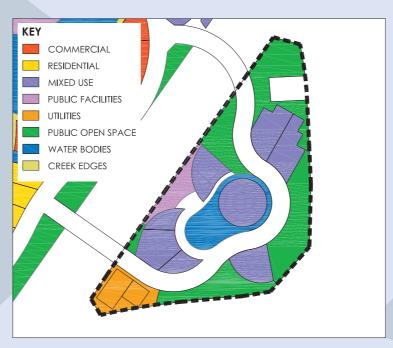


ZONE BB.B03

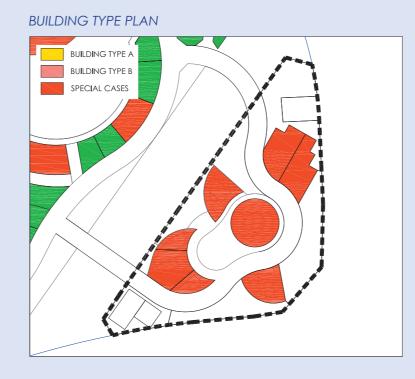




MASTER PLAN ILLUSTRATION



LAND USE PLAN

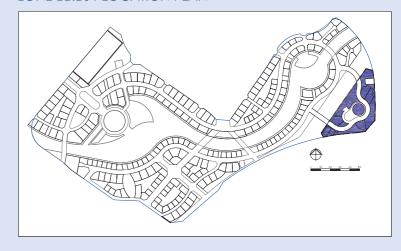


KEY

3 FLOORS
20 FLOORS
30 FLOORS
60 FLOORS

BUILDING HEIGHTS PLAN

ZONE BB.B04 LOCATION PLAN



ZONE BB.B04





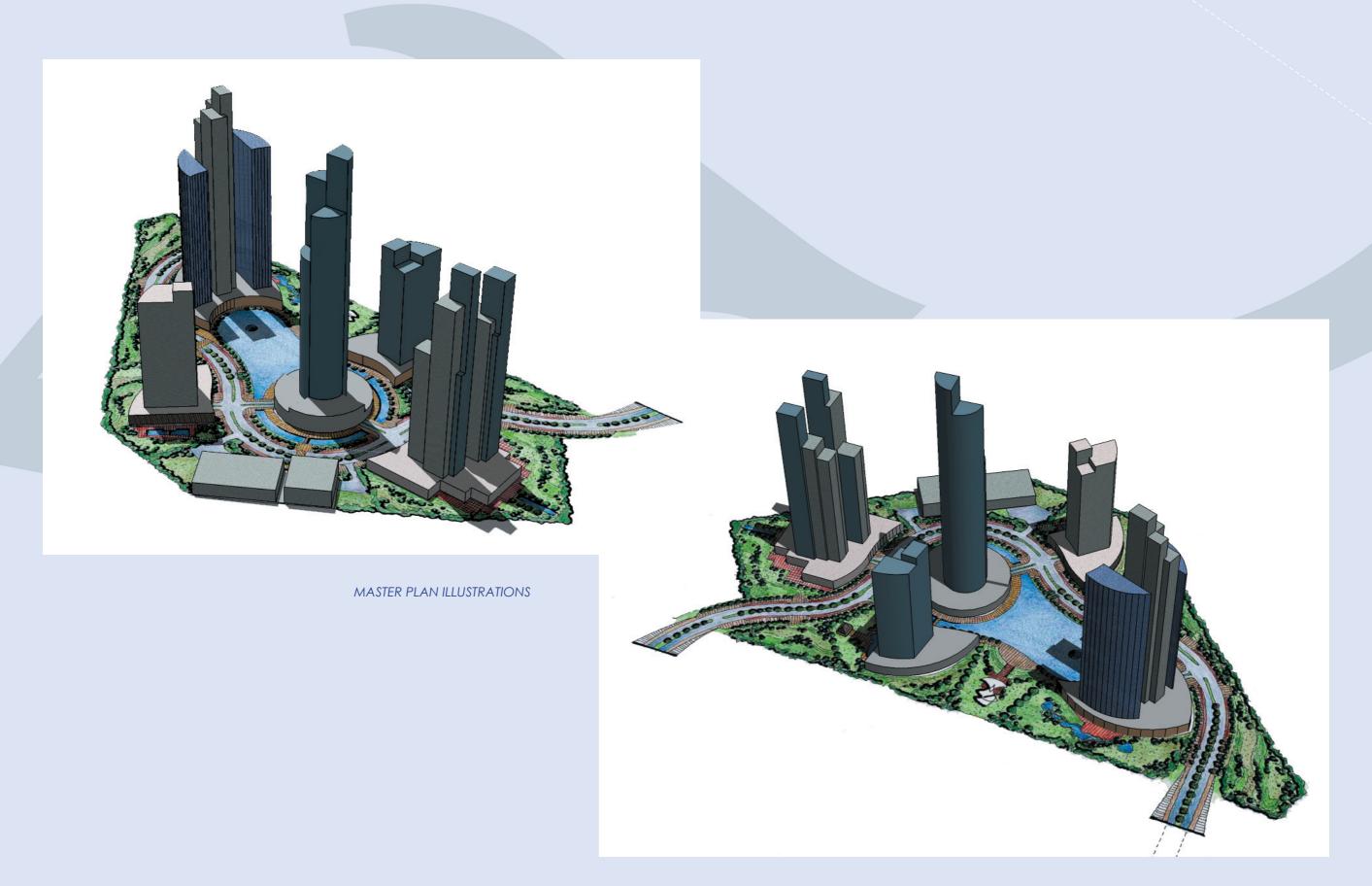
PLOT DETAILS							
PLOT	LANDUSE	AREA (ha)	AREA (ft2)				
BB.B04.001	Mixed Use	0.83	89,694.29	٦			
BB.B04.002	Mixed Use	0.84	90,502.36				
BB.B04.003	Mixed Use	0.74	80,179.53	٦			
BB.B04.004	Mixed Use	0.34	36,654.17	٦			
BB.B04.005	Mixed Use	0.82	88,310.30	٦			
BB.B04.006	Mixed Use	0.34	36,654.17	٦			
BB.B04.007	Mixed Use	0.73	78,475.23	٦			
BB.B04.008	Mixed Use	1.17	125,828.67	٦			
BB.B04.009	Public Facilities	0.74	79,634	٦			
BB.B04.010	Public Open Space	1.84	197,605	٦			
BB.B04.011	Public Open Space	1.44	154,905	٦			
BB.B04.012	Public Open Space	1.03	111,134	٦			
BB.B04.013	Public Open Space	0.15	16,031	٦			
BB.B04.014	Public Open Space	1.88	202,284	٦			
BB.B04.015	Public Open Space	1.27	136,565	٦			
BB.B04.016	Utilities	1.29	138,362.18]			
]			
		15.45	1,662,819	٦			



ZONE BB.B04







DUBAI PROPERTIES



SECTION 6: PLANNING APPROVALS PROCESS - PAGE 6.1

6.0 PLANNING APPROVALS PROCESS

6.1 Purpose

This part of the Development Guidelines establishes procedures for the review of any and all development projects within Business Bay. It includes but is not limited to:

- (a) Preliminary screening of development projects to ensure development content and land use elements are consistent with the Masterplan for the site and The Zoning Authority intentions, before detailed design work is carried out.
- (b) Site plan review to ensure that designs reflect the planning and urban design requirements of the Masterplan, and that the provisions of the Development Guidelines are complied with.
- (c) Final design review and The Zoning Authority permit issuance.
- (d) Review to ensure that projects are in compliance with the Development Guidelines of the The Zoning Authority.
- (e) Review procedures for Development Guidelines exceptions, variances and conditional uses.

It should be noted that any approval granted by The Zoning Authority for development on the Business Bay site does not imply approval of technical aspects relating to the building – structural design, light and ventilation, health and safety, fire regulations, etc. Such aspects are the full responsibility of the developer of the lot.

6.2 Introductory Meeting

To expedite all project development and to assist developers and their design professionals in their work, a preliminary meeting is required between the applicant and The Zoning Authority. This meeting will allow the applicant to become familiar with the The Zoning Authority and its requirements. It will also facilitate the understanding of a proposed project prior to investing in costly design hours.

6.3 Preliminary Design Review

The Zoning Authority shall review all preliminary plans for development within Business Bay. This shall involve the submission of the following:

- (a) Building concept plan
- (b) Preliminary elevations, sections, and 3D sketches
- (c) Site layout plan

The submission shall be accompanied by a fully completed Preliminary Design Approval Request Form (ZAF-02).

Preliminary designs shall be the work of an architect registered, classified and licensed to perform work in Dubai. All design drawings shall be drawn to scale, establishing building heights, setback lines, property lines, general landscaping, and parking. Three copies shall be submitted of each drawing, along with all other attachments as listed on the submission form.



B U S I N E S S B A Y



SECTION 6: PLANNING APPROVALS PROCESS - PAGE 6.2

6.3.1 Preliminary Design Approval

Following review of the plans in accordance with the Development Guidelines and applicable international standards, the developer and his consultants will be invited to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be invited to re-submit with agreed modifications. All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting.

Approval of the Preliminary Design allows the developer to proceed with Final Design.

6.4 Final Design Review

Following approval of the Preliminary Design, the applicant shall submit an application for Final Design Review. This submission shall be be accompanied by a fully completed Final Design Approval Request Form (ZAF-03), and shall include detailed drawings of the project as well as all other attachments as listed on the submission form. The drawings shall be drawn to scale and contain the following information:

Site Plan to include:

- Property boundaries
- Location and dimensions of all buildings and structures
- Required setback lines
- Adjacent street right-of-way
- Driveways & parking spaces (numbered and to scale)
- Topography
- North orientation symbol

- Landscaping & irrigation
- Size and location of any free-standing signs

Building Information to include:

- Building floor plans
- Building elevation dimensions
- Building sections
- Exterior material indications
- Fencing or wall elevations

Six copies of the drawings shall be submitted for review. Compliance to all aspects of this ordinance will be determined, including architectural and urban design standards. Designs found to be in compliance will be issued a Notice to Proceed from The Zoning Authority.

6.5 Notification

Within 45 days of receipt of an application the The Zoning Authority shall invite the applicant in writing to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be invited to re-submit with agreed modifications.

All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting.

One copy of all drawings will be returned to the applicant with either "Notice to Proceed" or "Disapproved" stamped on them. One similarly marked copy will be kept by The Zoning Authority.

A complete digital set of the approved drawings are to be submitted to the The Zoning Authority. These drawings are to be in MicroStation format or a similar format approved by the The Zoning Authority.

6.6 Expiration

Unless otherwise specified by The Zoning Authority when granting approval for a design, approvals which are not utilized (i.e., construction has not begun, or final plans and designs have not been filed) within a period of 12 months from the effective date shall become null and void.

An extension of time may be granted by The Zoning Authority for finalization of designs or beginning of construction so long as such extension is requested prior to the end of the 2-month period.

6.7 Building & Site Design Modification

Minor modification to approved preliminary design, site plan or building design may be permitted by The Zoning Authority if the modification does not result in:

- (a) a change in the use or character of the development;
- (b) an increase in site coverage;
- (c) an increase in the amount of parking generated;
- (d) an increase in parking or loading requirements; or
- (e) a decrease in the amount of parking or loading provided.

Should any of the above occur, the applicant must resubmit the preliminary design for review and approval.



B U S I N E S S B A Y



SECTION 6: PLANNING APPROVALS PROCESS - PAGE 6.3

6.8 Development Regulations Exceptions

Should an applicant find that the project they wish to develop in Business Bay does not meet the criteria for the zone in which their property is located and that said project is not allowed in another zone, the applicant may apply for a zoning exception (Form ZAF-54).

Exceptions will be reviewed by The Zoning Authority on a case-by-case basis to determine if they are beneficial to the overall development of The Zoning Authority. Should The Zoning Authority find in favour of the applicant, the applicant may proceed with the preliminary design review process.

6.9 Variances

Should an applicant find that due to dimensional variations on the site undue hardship is presented for the completion of a project, the applicant may request a variance from the literal enforcement of the Development Guidelines requirements.

The applicant should submit proposals to The Zoning Authority for approval. Approval must be issued from The Zoning Authority before the applicant is to proceed.

6.10 Conditional Uses

Any investor or developer interested in utilizing a property for a conditional use as permitted within the area in which the property is located may file an application with The Zoning Authority. An application for a conditional use permit shall contain a site plan (in triplicate) showing the following information:

(a) property lines and dimensions

- (b) vehicular access to the site
- (c) use, height, location, and ground coverage of existing or proposed buildings.
- (d) parking spaces, either existing or proposed
- (e) proposed signage locations

The Zoning Authority shall review all submitted documents and make a determination as to the appropriateness of the use within Buinsess Bay and the particular area. A letter stating approval or disapproval shall be sent to the applicant following said determination.





SECTION APPENDIX A & B - PAGE AB.1

APPENDIX A - STANDARD FORMS

S.No.	Template Title	Doc.Ref.#	Revision	Date
1	Preliminary Design Approval Request Form	DP_DC_FM_01	0.1	06/02/2005
2	Preliminary Design Approval Request Form - Internal	DP_DC_FM_01A	0.1	06/02/2005
3	Final Design Approval Request Form	DP_DC_FM_02	0.1	06/02/2005
4	Final Design Approval Request Form	DP_DC_FM_02A	0.1	06/02/2005
5	Building Permit Request Form	DP_DC_FM_03	0.1	06/02/2005
6	Structural Inspection Request Form	DP_DC_FM_04	0.1	06/02/2005
7	Structural Inspection Request Form - Internal	DP_DC_FM_04A	0.1	06/02/2005
8	Land Demarcation Request form	DP_DC_FM_05	0.1	06/02/2005
9	Survey Report Request Form	DP_DC_FM_06	0.1	06/02/2005
10	NOC - Internal (General Services) Request Form	DP_DC_FM_07	0.1	06/02/2005
11	NOC - External (Fibre Optic) Request Form	DP_DC_FM_08	0.1	06/02/2005
12	Site Office Allocation Request Form	DP_DC_FM_09	0.1	06/02/2005
13	Building Completion Certificate Request Form	DP_DC_FM_10	0.1	06/02/2005
14	Mobilisation Permit Request Form	DP_DC_FM_11	0.1	06/02/2005
15	Soil Investigation Request Form	DP_DC_FM_12	0.1	06/02/2005
16	NOC - Dewatering Route Request Form	DP_DC_FM_13	0.1	06/02/2005
17	Consultant/Contractor Replacement Form	DP_DC_FM_14	0.1	06/02/2005
18	Design Revision Approval Request Form	DP_DC_FM_15	0.1	06/02/2005
19	Building Permit	DP_DC_FM_16	0.1	06/02/2005
20	Violation Report Form	DP_DC_FM_17	0.1	06/02/2005
21	Specifiment Form of Performance Security	DP_DC_FM_18	0.1	06/02/2005
22	Specimen Letter of Understanding	DP_DC_FM_19	0.1	06/02/2005
23	Project Details Sheet	DP_DC_FM_20	0.1	06/02/2005
24	Request fo Zoning Exception	DP_DC_FM_21	0.1	06/02/2005
25	Piling/Shoring/Excavation Permit Request Form	DP_DC_FM_22	0.1	06/02/2005
26	Detailed Shoring and Piling Approval Request Form	DP_DC_FM_23	0.1	06/02/2005

APPENDIX B - STANDARD FEES

Sr. No.	Services	Description	Fees
1	Site Plan	Issuing final site plan up on the authorised request	AED 1,000
2	Design Review	Reviewing the proposed design in accordance with TECOM regulations with suggestions if any	5 fils/sq.ft.
	Building Permit*	- issuing of Building Permit to the appointed Contractor	30 fils/sq/ft. (Minimum Amount AED 1,000)
3		- issuing of Building Permit in stages (upon request) for buildings with the total effective built up area of less than 150,000sq.ft. to the appointed Contractor	70 fils/sq.ft.
		- issuing of Building Permit for villas to the appointed Contractor	50 fils/sq.ft.
4	Shoring & Piling Permit*	Issuing of Building Permit for shoring and piling works only	AED 1,500
5	Land Demarcation	Setting out land demarcation points at site	AED 200
6	Renewal of Building Permit	Reviewing of expired building permit	4 fils/sq.ft.
7	Demolition Permit	Issuing of demolition permit for an existing building	AED 1,000
8	Cancellation of Building Permit	Cancellation of a valid Building Permit	No Refund
9	NOC	Providing by the Infra Services (CD)	AED 200
10	Mobilisation Permit*	Mobilisation Permit Request	AED 1,500
11	Design Revision:		
	(A) Approval of Additional Built up area, if any (Before getting building permission)		AED 1,000 + 5 fils/sq.ft.
	(B) Approval of Additional Built up area, if any (After getting building permission)		AED 1,000 + 30 fils/sq.ft.
12	Change of Consultant or Contractor		AED 1,000
13	Fast Track Reviews:		
	a. Preliminary Design	Reviewing within 2 working days	AED 10,000
	b. Final Design	Reviewing within 10 working days	AED 10,000
	c. Design Revision	Reviewing within 2 working days	AED 10,000

^{* (}One Time) AED 50,000 Bank Guarentee valid for the project period to be returned with Completion Certificate

