

DUBAI HEALTHCARE CITY

DHCC Phase I

Development Guidelines for Architects,
Developers & Contractors

FOURTH EDITION
2023



TABLE OF CONTENTS

01 INTRODUCTION.....03

1.1 Purpose & Intent

1.2 Vision & Principles

1.3 Context Plan

1.4 Project Background

1.5 Goals & Objectives

02 MASTER PLAN.....09

2.1 DHCC I Master Plan

2.2 DHCC I Land Use

2.3 DHCC I Land Use Summary

2.4 Building Heights

2.5 Character Districts

03 URBAN DESIGN GUIDELINES.....17

3.1 General Planning Guidelines

3.2 Sample Plot Sheet

3.3 General Parking Regulations

04 ARCHITECTURAL GUIDELINES.....21

4.1 Architectural Style & Character

4.2 General Architectural Guidelines

4.2.1 Approach To Massing

4.2.2 Ground Floor Activation

4.2.3 Boundary Treatments

4.3 General Architectural Elements

4.3.1 Facades

4.3.2 Openings

4.3.3 Projections

4.3.4 Shading & Screening

4.3.5 Arcades

4.3.6 Roof Components

4.3.7 Materials & Colors

4.3.8 General Architectural Elements

05 LANDSCAPE & PUBLIC REALM GUIDELINES.....37

5.1 Introduction

5.2 Open Space Network & Hierarchy

5.3 Public Realm & Landscape Character

5.4 Hardscape General Guidelines

5.5 Softscape General Guidelines

5.6 General Landscape Guidelines

06 REGULATIONS & PROCEDURES.....46

6.1 Submission & Approval Process

6.2 General Codes & Regulations

6.3 Review Procedures

6.4 Enforcement

6.5 Forms To Be Obtained

07 ABBREVIATIONS & DEFINITIONS.....62

7.1 General Abbreviations & Definitions

08 APPENDIX.....64

8.1 Dubai Building Code_2021 Edition (Reference Document)

8.2 Dubai Healthcare City - Signage & Wayfinding Guidelines

01 INTRODUCTION



Introduction

1.1 Purpose & Intent

This document sets out the Development Guidelines and Regulations for DHCC I Development.

The purpose of these guidelines is to provide prospective plot developers guidance on architectural thematic character and direction on various architectural elements. These guidelines will also provide prospective purchasers and current plot owners an indication of DHCC expectation of the design character of their buildings to be able to provide in their designs a unique and homogeneous Architectural Character in accordance with the DHCC approved postmodern style.

The Development Guidelines will define a clear aesthetic vision and specific design framework of how the DHCC I environment should be developed in such a way that keeps a link to the main theme of the whole DHCC Development.

These guidelines are not intended to define the building design, but rather to give a general indication and guidance of the development's overall architectural style & theme. The guidelines will supplement the Plot Development Guidelines (PDG) issued by the Master Developer to the developer/owner for each plot individually.

In case of any additional requirement or any deviation from these guidelines, special permission must be acquired from the Master Developer DHCC and other relevant authorities.

These guidelines will focus on Planning and Architectural regulations, which the plot developers/owners must follow and apply as stated by the Master developer.



Introduction

1.2 Vision & Principles

VISION

Dubai Healthcare City (DHCC) was launched in 2002 by the UAE Vice President, Prime Minister and Ruler of Dubai, His Highness Sheikh Mohammed Bin Rashid Al Maktoum, to meet the demand for high-quality, patient-centered healthcare.

DHCC Aims to be an internationally recognised destination for quality healthcare and an integrated centre of excellence for clinical and wellness services, medical education, and research.

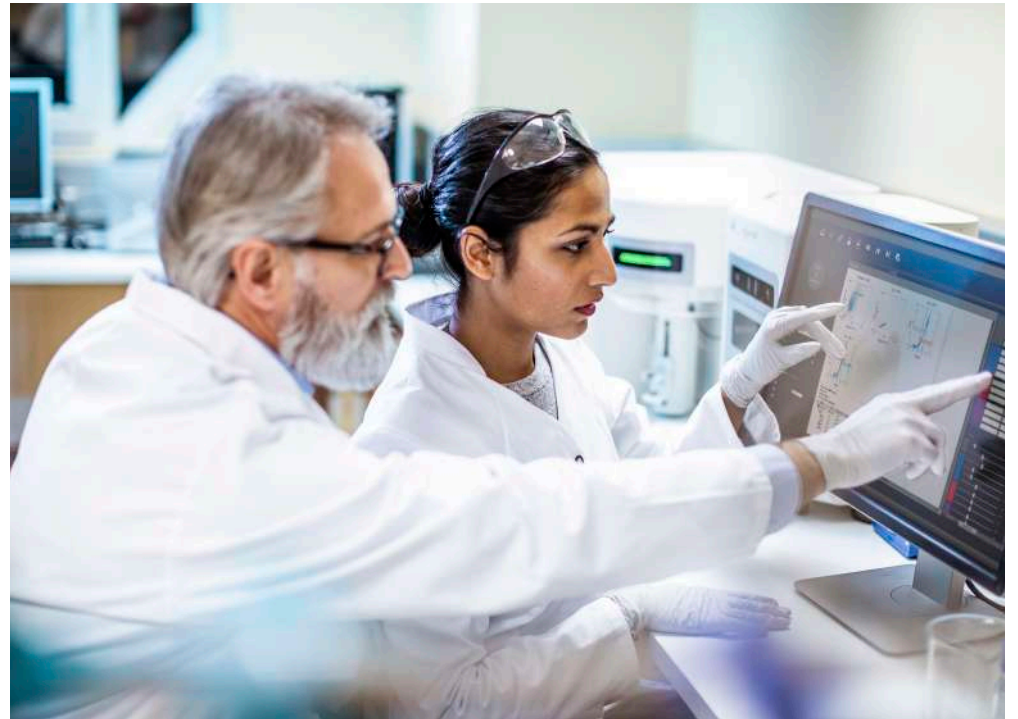
DHCC combines the leading expertise of medical institutions and pre-eminent healthcare providers to deliver the A-Z of medical services.

GUIDING PRINCIPLES

Dubai Healthcare City has been developed as a holistic master plan, featuring medium to high density developments comprising a number of different communities designed and planned to complement Dubai's existing facilities and features.

It is held together within a well-conceived framework of luxuriant boulevards, parks with and interconnected network of walkable communities, waterfront living with a contemporary identity that creates a sense of place and informal spaces which lend character and appeal to each part of the plan.

The guiding principles relate to the communities the master plan will ultimately serve, as well as the networks underlying the master plan for site-wide access and utility provision. These are scaled to fit with the density of Dubai's urban form.



Master Plan

1.3 Context Plan

CITY WIDE CONTEXT

At a city-wide context, the expansion of Dubai is heading south and east from the traditional centers of Bur Dubai and Deira Dubai.

Several new development centers are situated outside of the traditional areas and connected to the rest of Dubai by the expanding road and metro networks.

As illustrated, Dubai Healthcare City Phase 1 site is strategically situated in the centre of the growth.

Its ideal location in proximity of the Dubai Creek will have a major impact on future developments along this important waterway.

LOCAL CONTEXT

At the local context, the nearby Culture Village Phases 1 will create a group of significant regional destinations along the Dubai Creek.

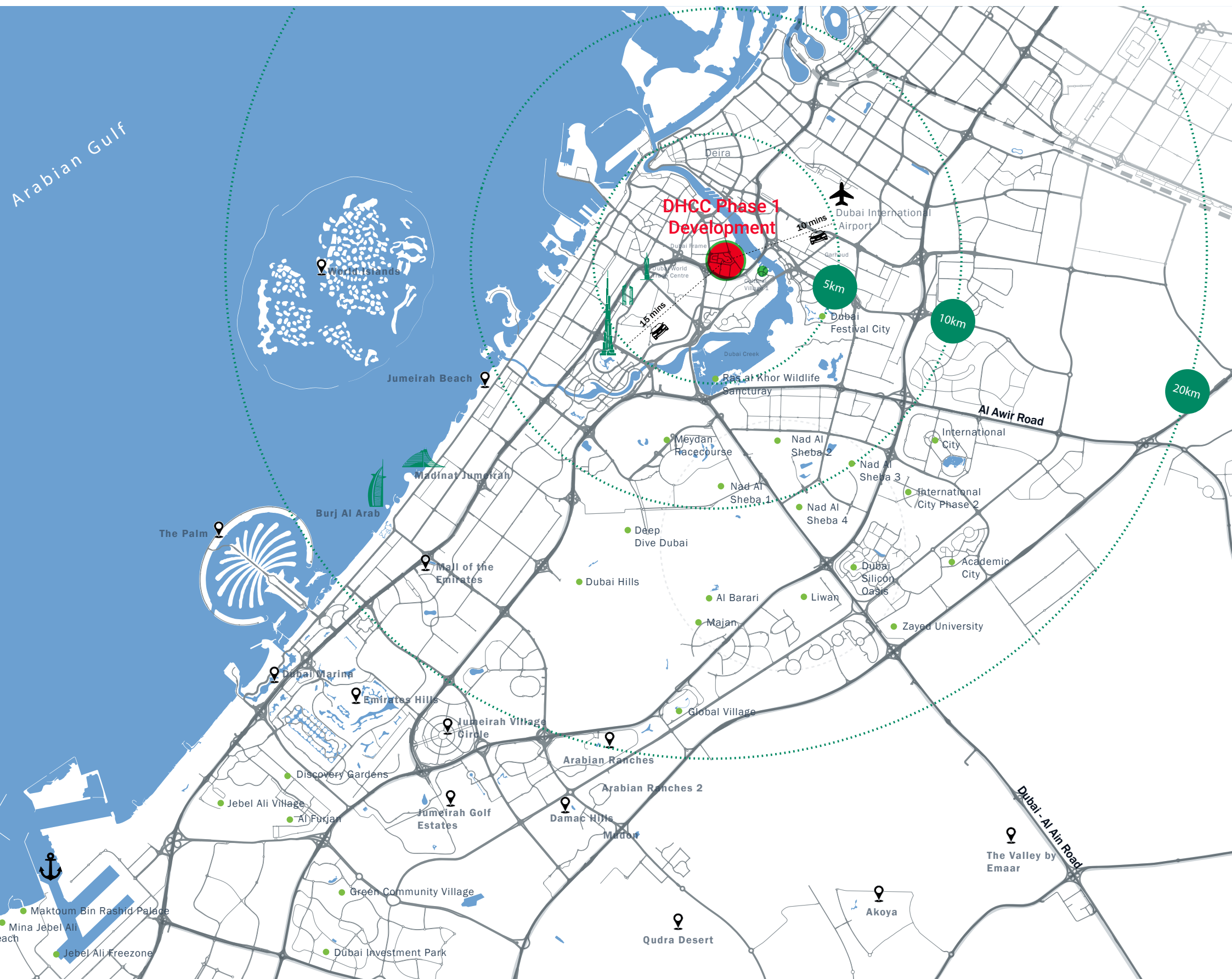
The development is well connected to transport networks with Dubai Metro Green Line corridor & network of roads. A Metro station lies in the heart of the site.

DHCC I will leverage its strategic location to provide a world class Healthcare & mixed use development.

The site lies within great proximity to Dubai Airport, making it a strategic location for businesses & medical tourism.

KEY FEATURES INCLUDE:

- The existing development site is bound and served by two major roads namely, Sheikh Rashid Road from the South, parallel to E11 and Oud Metha Road (D79) from the West edge.
- Internally, the site has a well connected active road network linking directly to 20th St. from the North and Riyadh St. from the West.
- The Dubai Metro Green line passes through the site with the Dubai Healthcare City Metro station positioned centrally in the heart of the development as the 26th St. cuts through the site.
- The site is bound to the West by Wafi City Mall that offers access to various mixed use services and attractions



Master Plan

1.4 Project Background

DESCRIPTION

DHCC I is a development with a variety of land uses ranging from healthcare and wellness, medical education, commercial office and retail, residential, and other amenities and a range of open spaces.

The project site features as a holistic Healthcare hub across the wider city which is currently in full operation.

Both Phases feature good connections from multiple points to surrounding iconic developments and have direct linkages to the central Dubai Health Care City Metro Station.

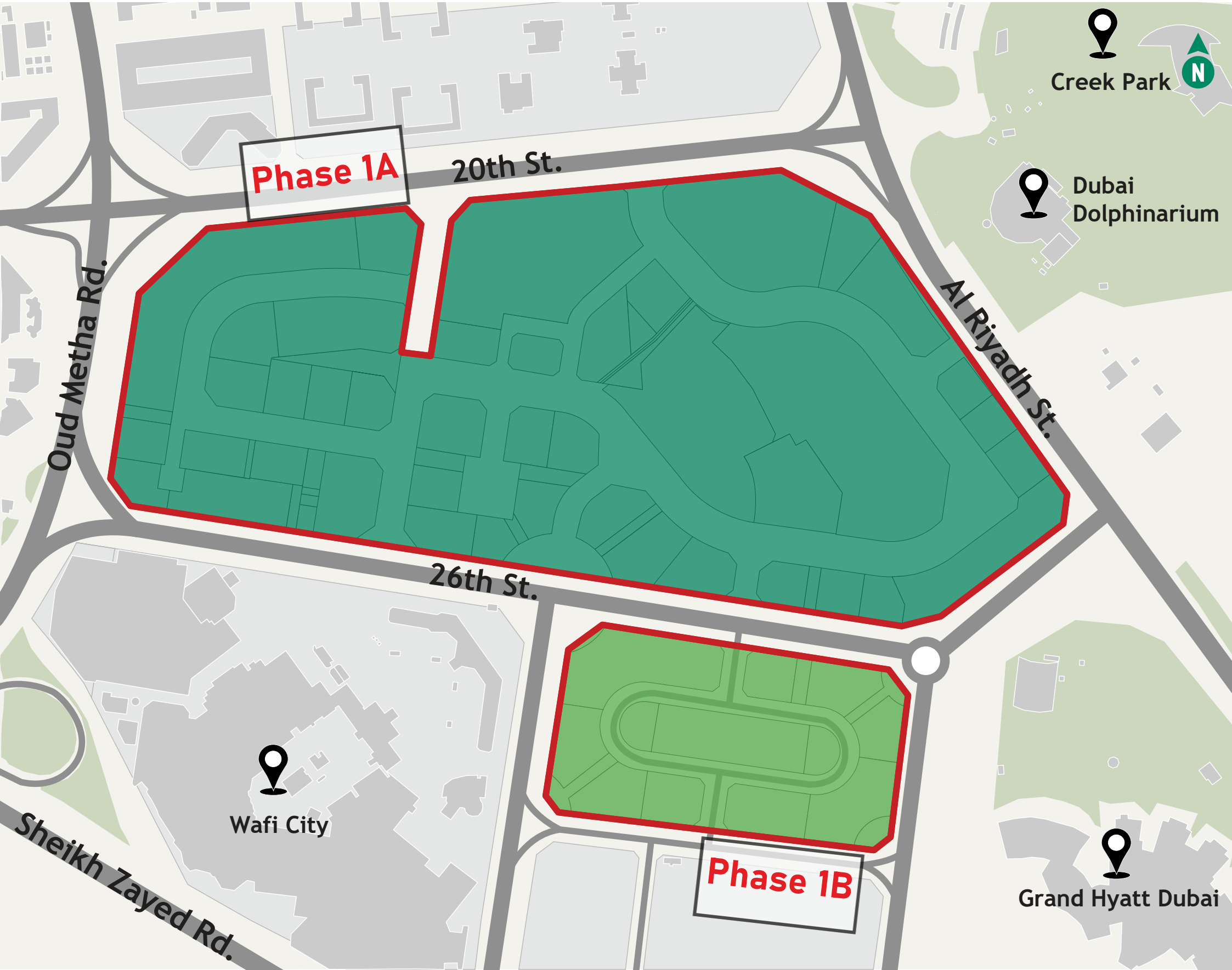
LOCATION

The total development area of DHCC I is about 29.5 Ha, located on the East side of Oud Metha, and to the South of the Dubai Creek Park, in the vicinity of Jaddaf Waterfront.

The site lies in proximity to some iconic landmarks in the area including Dubai Airport, Wafi City, Al Nasr Club, Al Maktoum Stadium, Dubai Dolphinarium, Dubai Creek Park, Rashid Hospital & Complex and DEWA Head Office.

The project area is divided in two clusters separated by the 26th St. and both parcels are to be considered as a single holistic site as part of this guidelines project.

The site is accessible from Out Metha Road D79. The extension of E11 Sheikh Zayed Road passes closely to the South of the site which also provides a second primary access point.



LEGEND DHCC 1 Phase 1A DHCC 1 Phase 1B PROJECT BOUNDARY

Introduction

1.5 Goals & Objectives

The DHCC - Phase 1 site is to cater to the developed hospitals, clinics & ancillary offices, academic areas and relevant uses.

This vision shall be maintained and emphasized in planning of the available land.

The project has to be developed with minimum adverse environmental impact.

The project goals and objectives comprise of the following:

- Optimise GFA - Assign GFA to the proposed and conducive land uses capturing the market requirements.
- Create a quality mixed-use health care, commercial, academic and residential community and a desirable place to live and relax, and to do business whilst respecting the exiting development and character.
- Optimise Infrastructure - Maximize the utilization of current and planned infrastructure networks (roads & utilities) and minimize hindrance to existing network. Accommodate the GFA within permissible infrastructure threshold capacity.
- Leverage the opportunities presented by the Green Line rail corridor and location of a metro station within the site



Healthcare, Education, and Wellness

Exceptional experiences to benefit society by enabling high quality integrated healthcare, education, and wellness through strategic partnerships.



02 MASTER PLAN

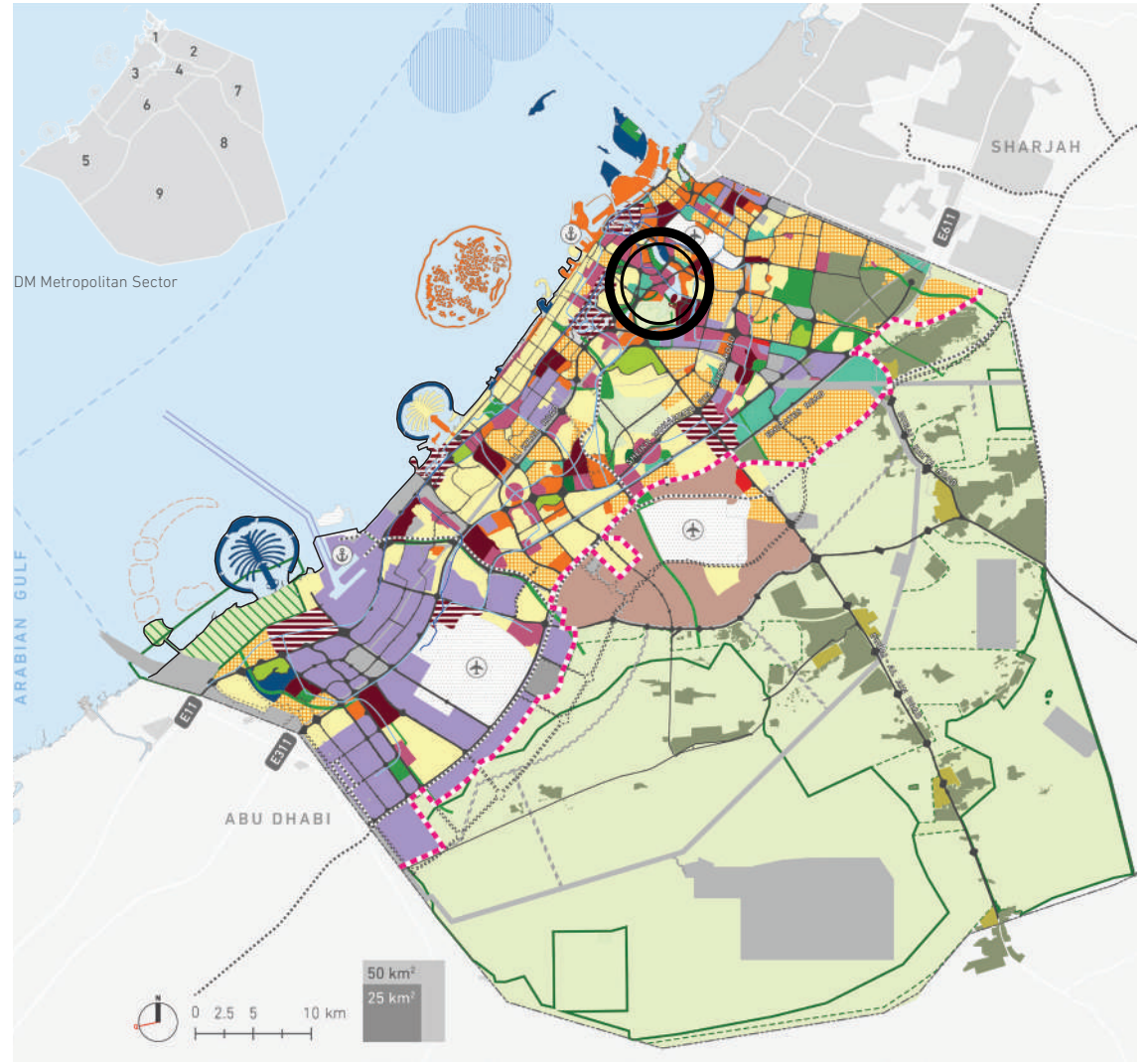
Master Plan

2.1 DHCC I Master Plan

The Dubai Healthcare City site aligns with the vision for Dubai 2040 Plan. The proposed mixed-use and healthcare development is consistent with Dubai's future development framework as it enhances and improves the city's urban fabric by contributing to the development of vibrant communities, As well as fostering economic activities, attracting investments and increasing the health & educational facilities and hospitality & commercial activities.

LEGEND FOR DUBAI 2040 PLAN

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Urban centre Multi-sector centre Sector centre | <ul style="list-style-type: none"> Environment Current designated natural conservation area Proposed sensitive area overlay (for future study) Fish protection zone |
| <ul style="list-style-type: none"> Land use Mixed use Commercial National housing Residential Public services Tourism Industrial Open space / park Recreation Low intensity recreation/ tourism Farms Rural settlements Land bank Potential marine land bank Wilderness area Urban area extent | <ul style="list-style-type: none"> Transportation Existing road corridor Existing metro/ tram Existing port entry route Planned mobility corridor (roads) Future mobility corridor (metro/ tram) Ethiad Rail Airport Seaport Utilities Utilities Existing utilities corridor Future utilities corridor |

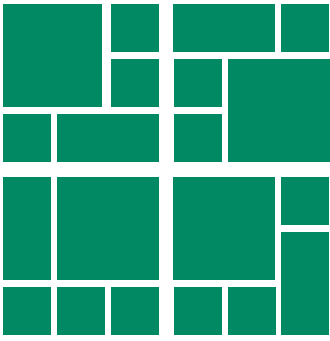


Master Plan

2.2 DHCC I Land Use

The plan shows the land uses zones at DHCC I which comprise of mixed use (clinics & offices) on the East and West of the development, residential in the South-West and hospitals at the center of the clusters. The hospitals vary in specialties and range from small size of 40 beds to medium size of 200 beds and one large Academic Research Medical Center with 460 beds.

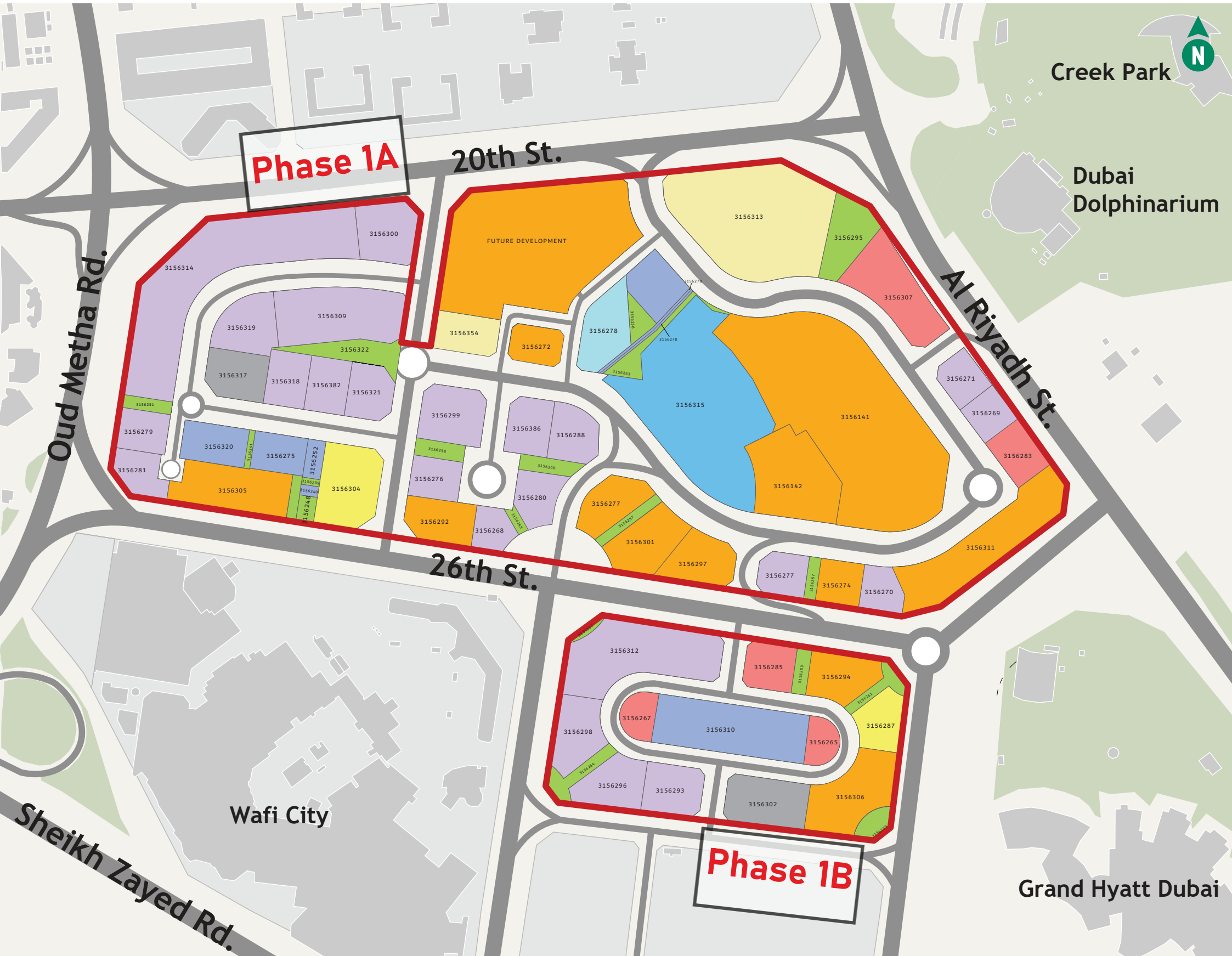
On the Northern-East side, the hospitality uses are underway to accommodate a 34 storey (5-star hotel) and a 43 storey mixed use tower, currently the highest building in Phase 1.



Land Area
295K sq.m.



Total GFA
850K sq.m.



LEGEND	RESIDENTIAL	MIXED USE	HEALTHCARE	HOSPITALITY	COMMERCIAL
EDUCATIONAL	TRANSPORTATION	COMMUNITY FACILITY	OPEN SPACE	PROJECT BOUNDARY	

Master Plan

2.3 DHCC I Land Use Summary



Healthcare

Land Area: 126K Sq.m.
GFA: Up to 407K Sq.m.



Commercial

Land Area: 43K Sq.m.
GFA: Up to 130K Sq.m.



Residential

Land Area: 23K Sq.m.
GFA: Up to 145K Sq.m.



Hospitality

Land Area: 19K Sq.m.
GFA: Up to 130K Sq.m.



Community Facilities

Land Area: 23K Sq.m.
GFA: Up to 40K Sq.m.



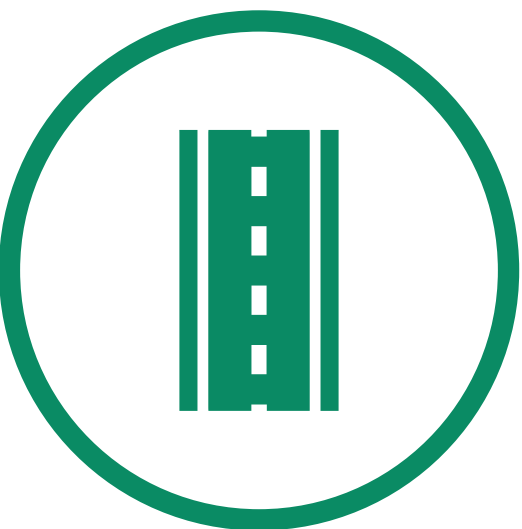
Open Space

Land Area: 19K Sq.m.



Recreational

Land Area: 2K Sq.m.



Transportation

Land Area: 16K Sq.m.



Utilities

Land Area: 24K Sq.m.

Master Plan

2.4 Building Heights

The development consists of clusters of multi-storey buildings & towers that sits on multi-level podiums while others have basements.

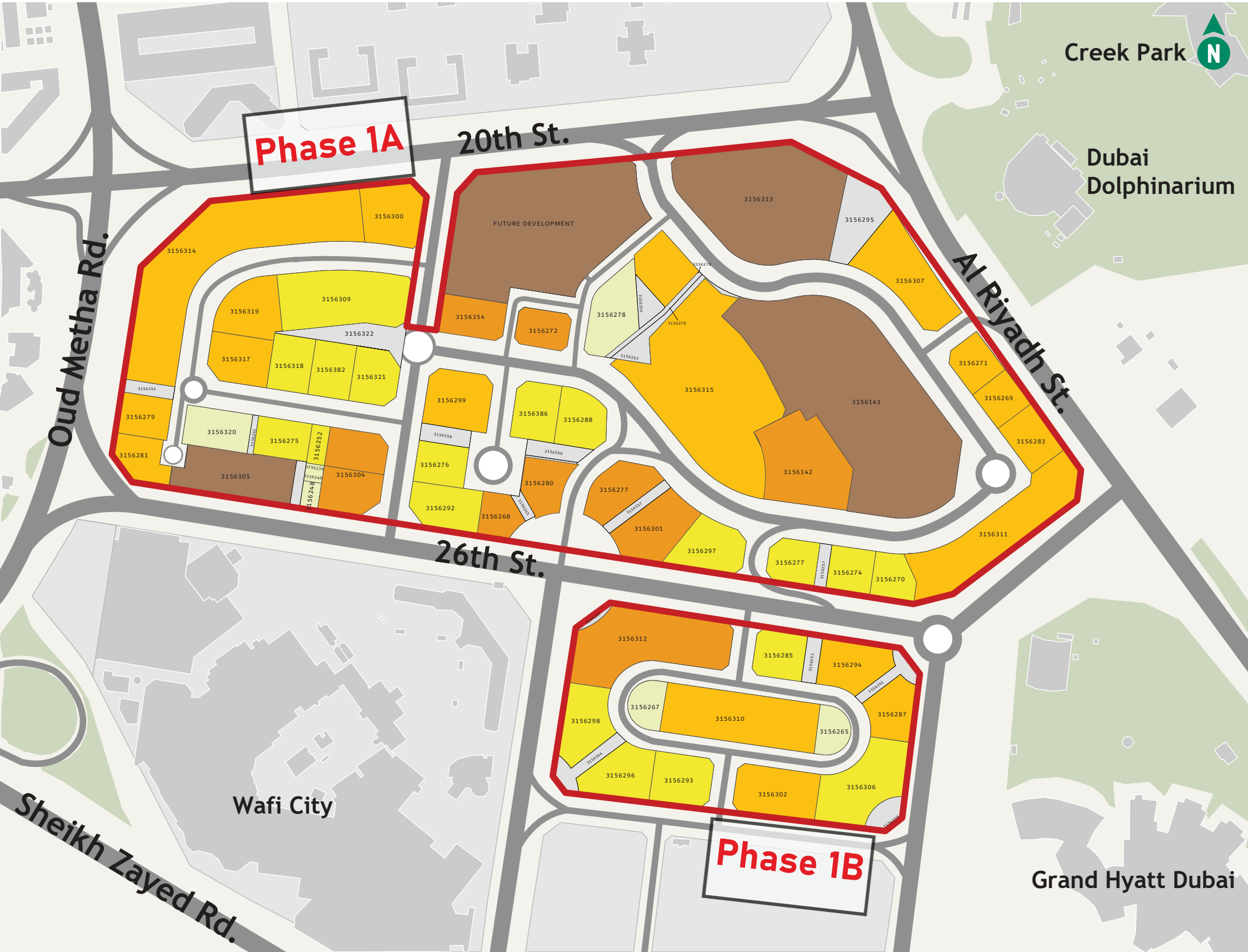
These podium/basement floors (where applicable) will provide segregated parking space. All the buildings are located at a minimum distance of 6 - 15 meters from each other, to provide privacy and natural light.

DHCC I master plan has been designed to allow all plots to operate independently of each other.

DHCC I master plan mostly consists of healthcare facilities which are characterised by Mid-rise structures throughout the development ranging from 3 to 8 storeys wrapping around the edges of the site. Some High-rise towers occupy the central plots of the site.

The site responds appropriately to particular edges and corners to reinforce landmarks and gateways in the site and around it.

The urban design strategy of the master plan attempts to create landmarks and gateways positioned at key nodes of the site, the higher buildings are strategically placed on the identified nodes to define and create gateway arrival experience.



LEGEND	
<div></div>	1 - 2 Storeys
<div></div>	3 - 5 Storeys
<div></div>	6 - 8 Storeys
<div></div>	9 - 11 Storeys
<div></div>	12 - 15 Storeys
<div></div>	16 - 19 Storeys
<div></div>	20 - 25 Storeys
<div></div>	Height Not Applicable

Master Plan

2.5 Character Districts

DHCC I site has been segregated spatially in districts for the ease of identity to each community. The land area and GFA has been distributed among the different land uses hosted in each district.

While most of the communities are of a Healthcare-mixed use and self-sufficient spatially, one use may dominate to assign identity of each district and its overall theme.

The zoning definition of each area is driven by the dominant landuse across the zone where each is complimented by a percentage of other supporting services and landuses as shown in the approximate break down below:

Districts

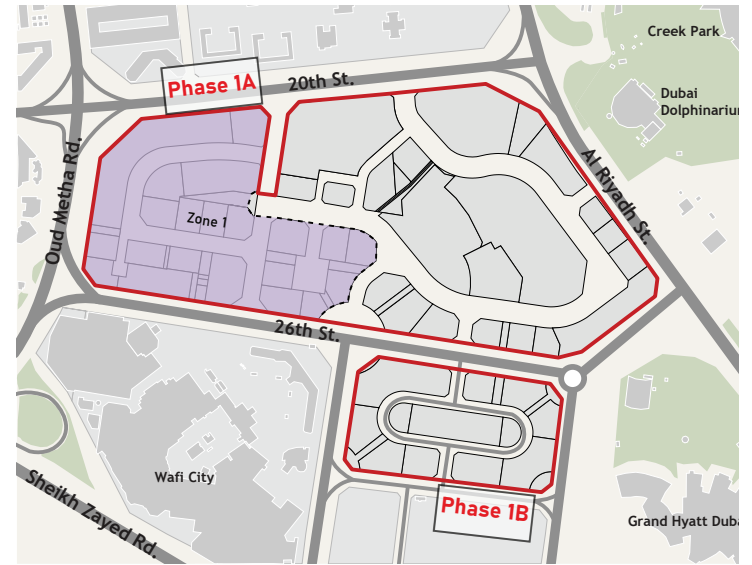
- | | |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Zone 1 - Healthcare |  Zone 2 - Mixed Use - Hospitality |
|  Zone 3 - Healthcare - Educational |  Zone 4 - Mixed Use |



Master Plan

Healthcare Zone

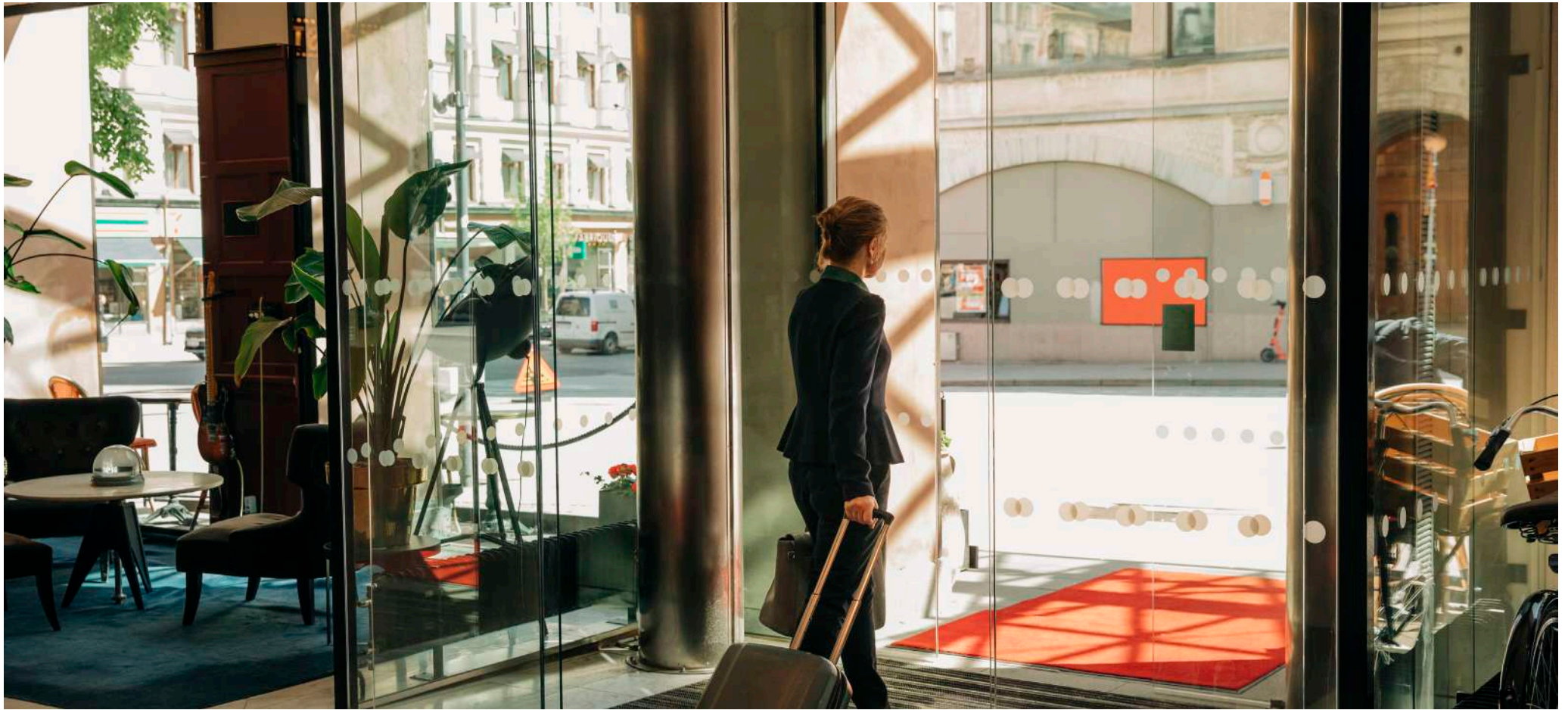
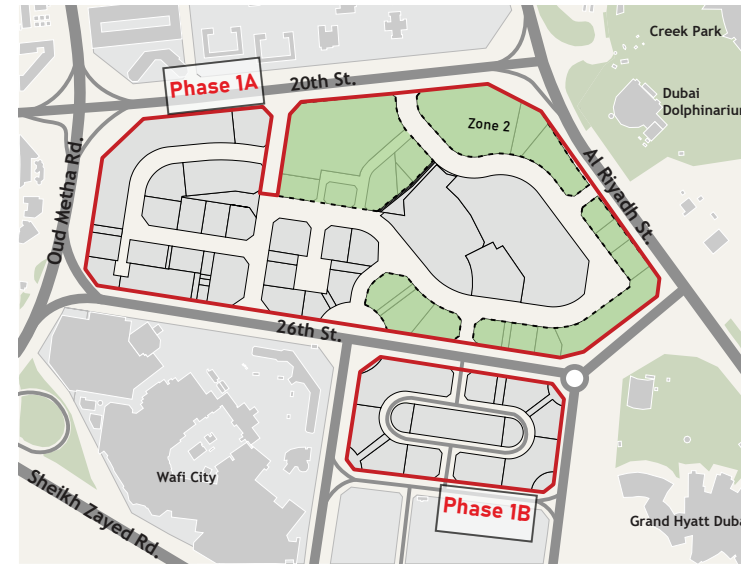
Healthcare zone is characterised by a Mediterranean style and consists of predominately Healthcare facilities like regional & local hospitals, clinics, pharmacies, health & wellness centers, medical laboratories along with other commercial activation.



Master Plan

Mixed Use - Hospitality Zone

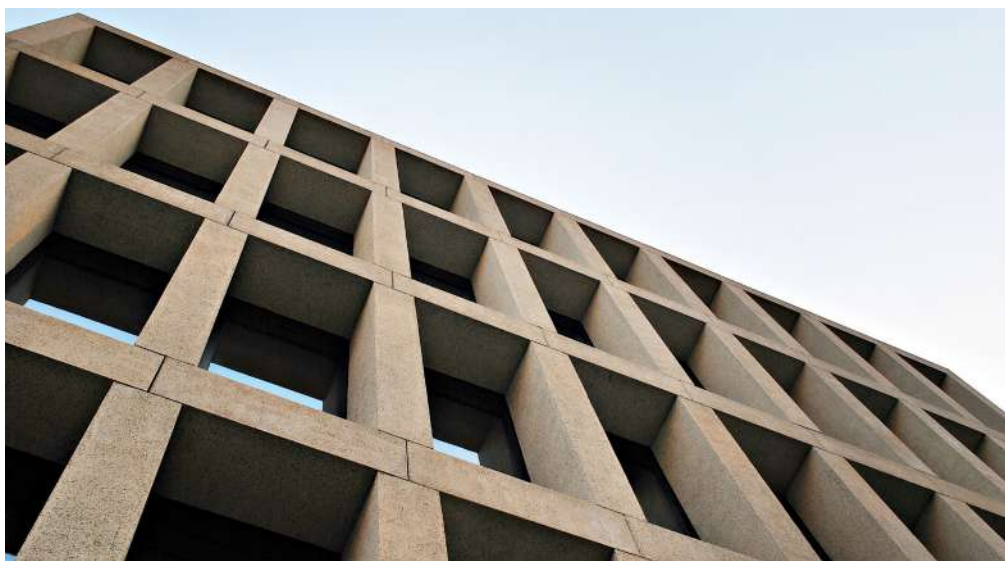
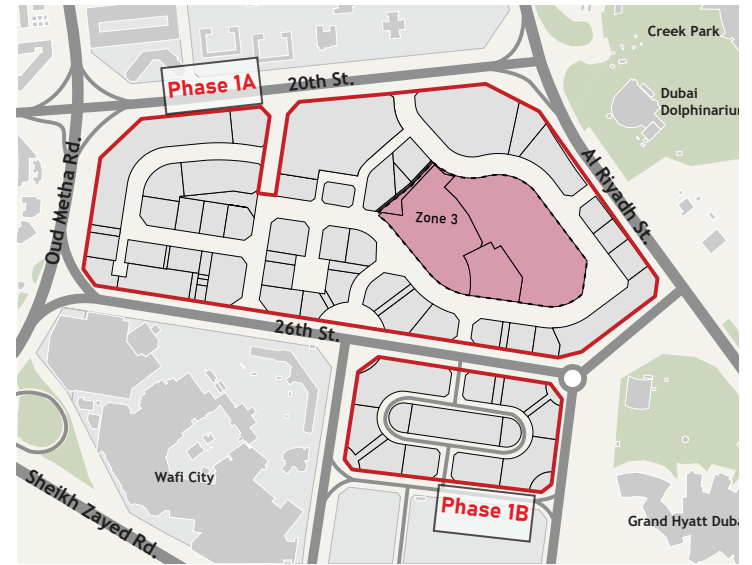
This zone is characterised by a Contemporary & Mediterranean styles and consists of a mixture of healthcare, hospitality, residential apartment blocks, shared facilities, a range of open spaces and commercial facilities like offices & retail.



Master Plan

Healthcare - Educational Zone

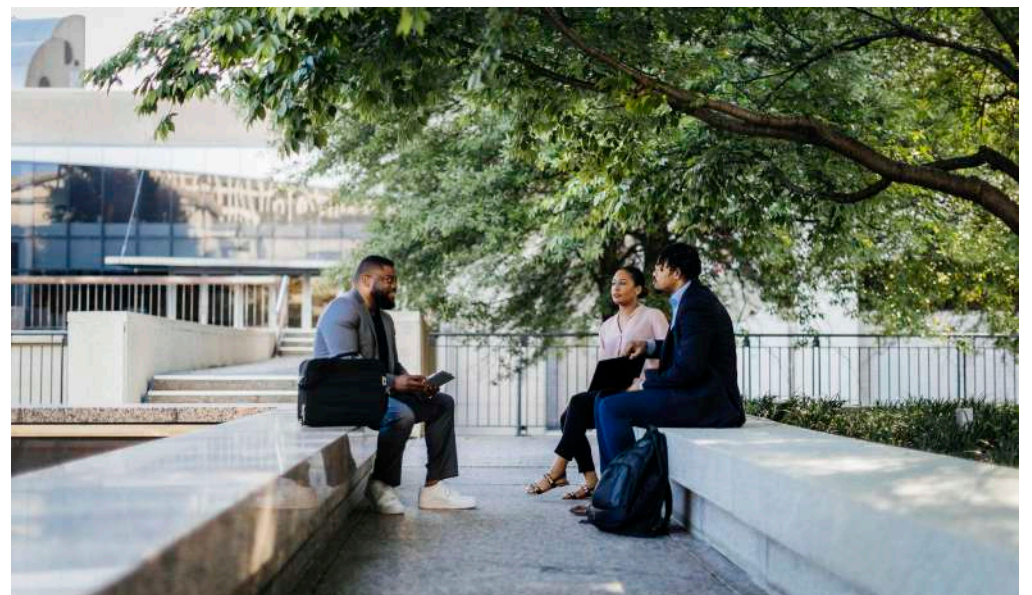
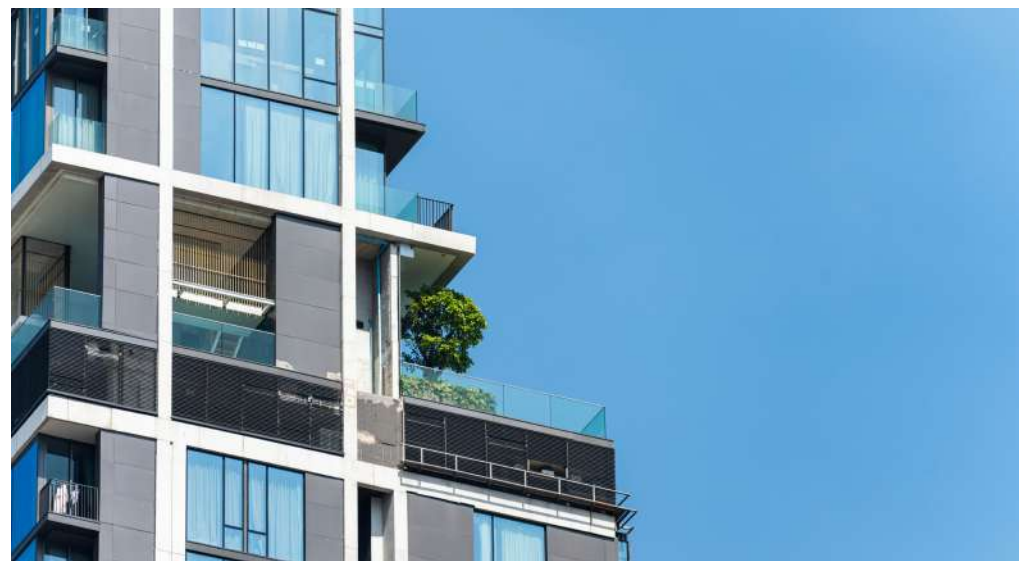
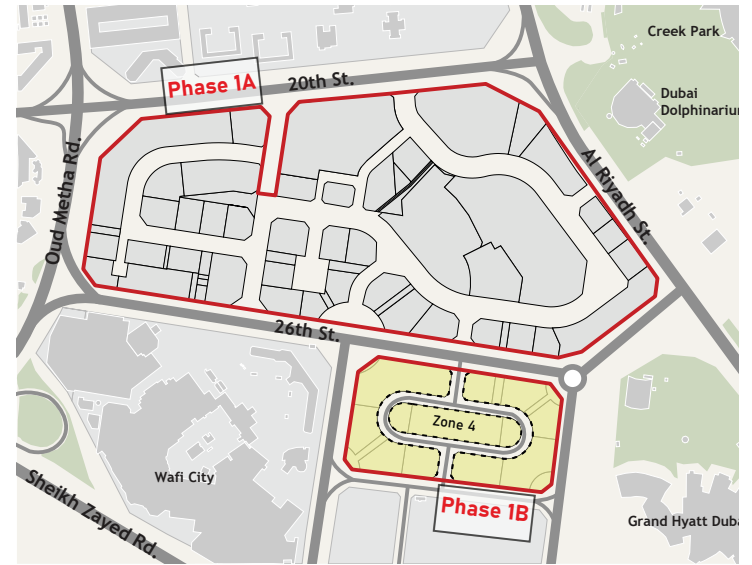
This zone is characterised by Post-Mediterranean and Contemporary styles and consists of predominately of a modern medical center with a research center along with Mohammed Bin Rashid University of Medicine and Health Sciences with other mixed use activation.



Master Plan

Mixed Use Zone

Mixed use zone is characterised by a Mediterranean style with a mix of healthcare related activities along with some commercial healthcare-focused businesses, offices, residential and some retail activation.



03 URBAN DESIGN GUIDELINES



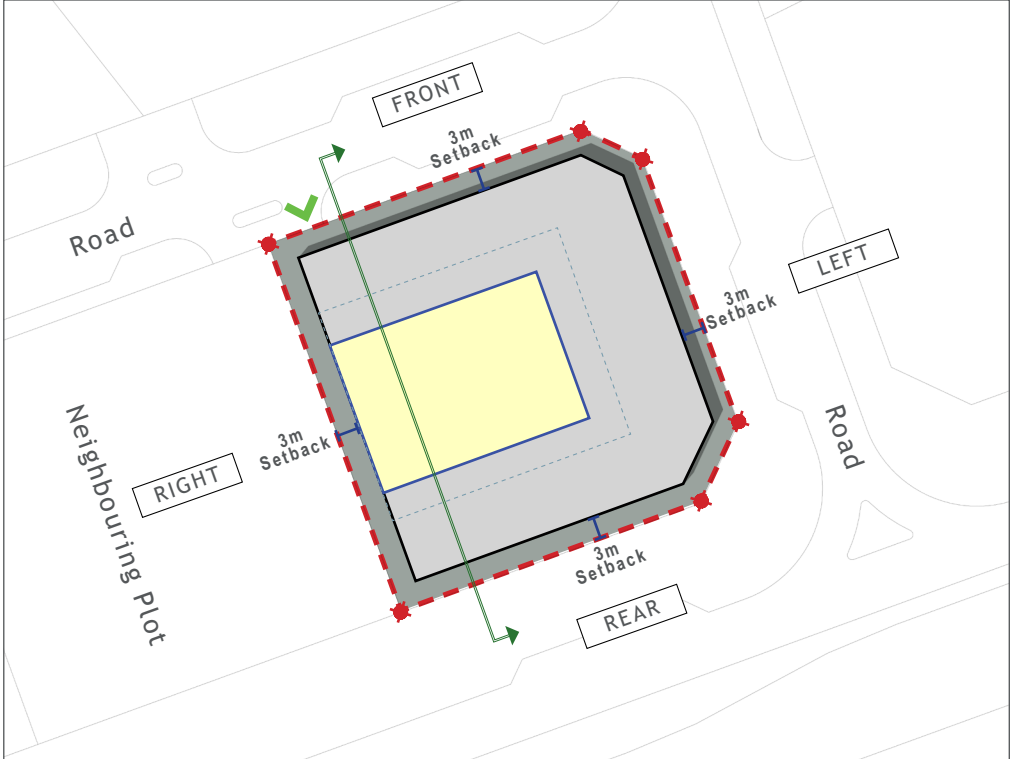
Urban Design Guidelines

3.1 General Planning Guidelines

The Plot Development Guidelines define the main constraints including building heights, setback limits, relation with surrounding roads and context. These drawings are an integral part of a master plan and compliance with these guidelines is compulsory. Below are examples of the most common constraints imposed by these guidelines:

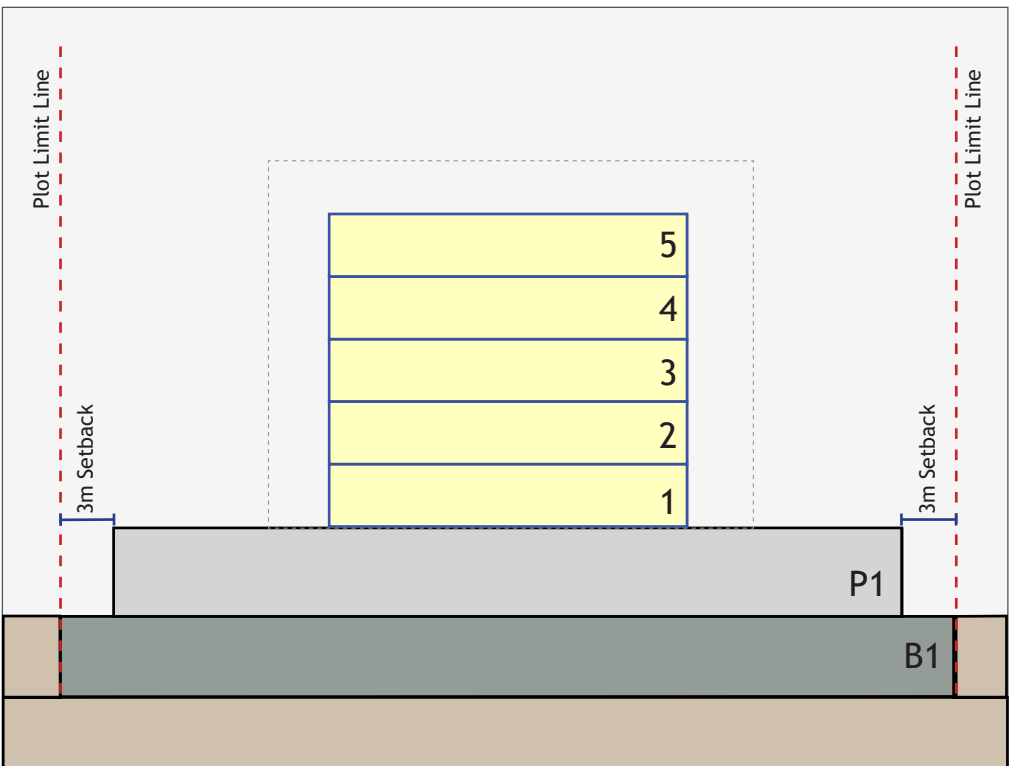
- The plot developer shall comply with the master developer's plot development guidelines & regulations as presented, inclusive of respecting the Architectural and Landscape guidelines.
- Master developer reserves the right to revise design control information any time as deemed necessary.
- It is the Plot owner responsibility to secure all governmental regulatory authorities on proposed design without any liability towards master developer.
- Master developer design NOC is compulsory in order to secure authority approvals and it's the developer's responsibility to obtain it.
- Plot owner to abide as per the planning authority's regulations for the setback of individual units & in case of more than 1 building. This also applies for plot coverage and build-to line.
- Plot owner shall comply with all utility tie-in and connection scheme as well as gate levels as provided by Master Developer.
- Building sections & number of basement levels are only indicative. It is the responsibility of the individual developers to undertake the plot topographical studies and mitigate any level differences within the plot & establish plot access at master developer assigned gate levels.
- Utilities Plots should be placed inside plot boundaries (if applicable) on internal road network for each Plot. A sufficient landscape buffer should be provided to visually screen the units.
- Plot boundary walls are permitted. Refer to design guidelines for plot edge treatment.
- The exact size & location of the plots and plot boundary are defined by the site plan issued by planning authority.
- The proposed roads inside the individual plots should be as per RTA standards and other applicable authorities.
- Maximum building height does not include the height of parapets, elevator machine rooms and building service equipment.
- Car Parking Requirements must be as per development guidelines.

Indicative Plan



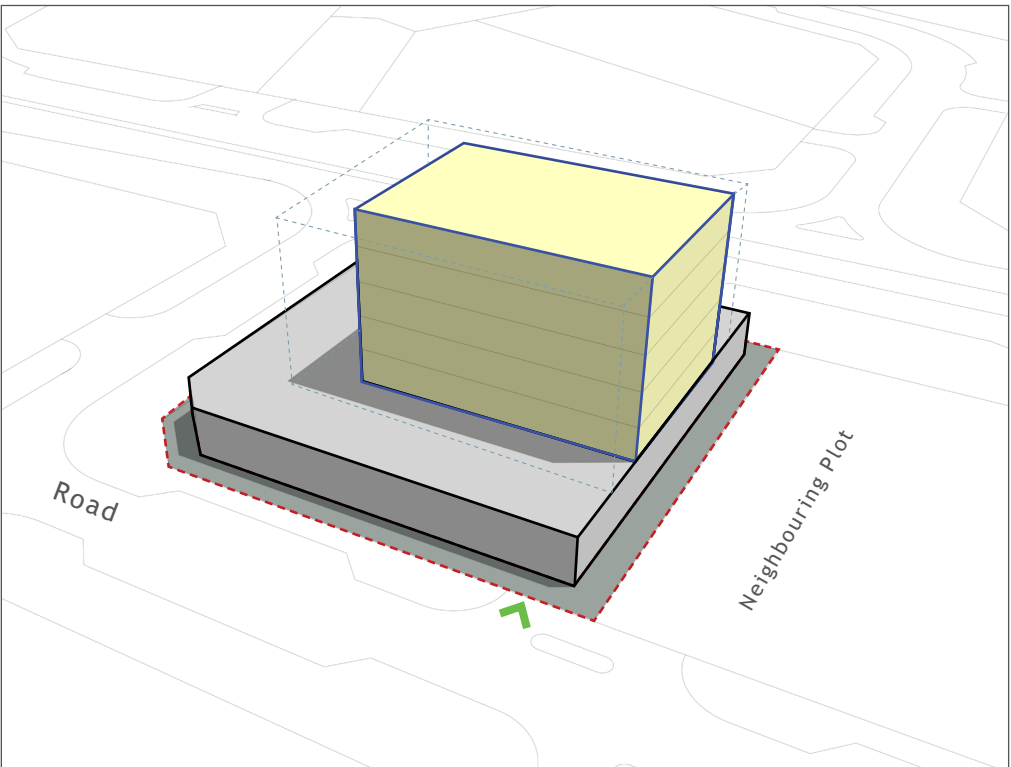
Indicative plan highlighting sample plot parameters, with plot offsets, access & building layout including podium, building envelope & footprint

Indicative Section



Indicative section highlighting plot parameters with maximum height, podium level, basement level and indicative building envelope

Indicative Building Massing



LEGEND		Plot Boundary	Indicative Podium	Plot Access
		Indicative Basement	Indicative Footprint	Indicative Envelope

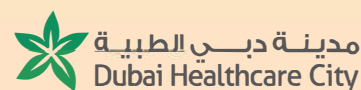
* Provided drawings and sketches within this document are for illustration purposes only. All dimensions, coordinates and massing intent as shown are approximate, not scaled and for information only.

3.2 Sample Plot Development Guidelines (PDG)

Furthermore, individual plot sheets provide a summary of the specific development regulations for each individual plot and define elements such as massing, building coverage, entrance and setbacks, thus ensuring the consistent delivery of the design intent while benefiting the application and approval procedures with relevant Authorities.

- STEP 1: Identify the actual development plot, by the Plot ID.
- STEP 2: Find the plot location through Zone Key Plan and General Zone Subdivision Plan.
- STEP 3: Understand the main plot land use.
- STEP 4: Interpret the plot dimensions & setbacks, surrounding context (plot subdivision, roads, open spaces), identify the plot's front, rear and sides.
- STEP 5: Have information about the plot specific urban parameters.
- STEP 6: Have knowledge of other relevant and applicable plot regulations and technical data.

* The plot sheet is subject to change. This PDG is for illustration purposes only. Final data can be obtained through the site plan provided by the Master developer.



Urban Design Guidelines

3.3 General Parking Regulations

- Car Parking Requirements are as per authority standards following Dubai Building Code.
- [Refer to Dubai Building Code car parking regulations for the most updated parking rates.](#)

Land Use		Parking Requirements
RESIDENTIAL	Apartments	Studio: 1-Bay per unit 1 Bedroom: 1-Bay per unit 2 Bedroom: 1-Bay per unit 3 Bedroom: 2-Bays per unit 4 Bedroom: 2-Bays per unit 5 Bedroom, duplex, penthouse: 3-Bays per unit
	Accommodation	Staff Accommodation: 1-Bay for every 450 sq.m. of residential unit NA 1-Bus parking bay for every 650 sq.m. of residential unit NA Labor Accommodation: Bus calculation based on total number of labours/2 shifts (depends on bus capacity) Student Accommodation: 1-Bay for every 40 residents & Bus parking for 50% of staff residing within complex
HEALTHCARE	Healthcare Centers	1-Bay per each patient bed 1-Bay per each 50 sq.m. for internal clinics, staff offices and all occupiable spaces
HOSPITALITY	Hotel	Rooms: 1-Bay for every 5 rooms Suites: 1-Bay for every 2 suites F&B, Management Office & Retail areas: 1-Bay for every 50 sq.m. of related spaces NA Hotel Meeting, Ballroom, Function Hall: 1-Bay per every 20 sq.m. NA
	Hotel Apartments	1-bay for every 1 apartment up to 150 sq.m. 2-bays for every 1 apartment above 150 sq.m.
COMMERCIAL	Offices	1-Bay for every 50 sq.m. of office
	Retail/Mall	1-Bay for every 70 sq.m. of retail NA 1-Bay for every 50 sq.m. of retail NA
EDUCATIONAL	School	1-Bay per classroom 1-Bay for every 50 sq.m. of office NA 1-Bus parking for every 3 classrooms
	University	1-Bay for every 50 sq.m. of classroom excluding sports hall 1-Bus parking for every 200 students 10% additional parking for visitors
	Educational Institute	Educational institute 1-Bay for every 50 sq.m. of classroom NA
FACILITIES	Mosques	1-Bay for every 18 worshipers

04 ARCHITECTURAL GUIDELINES



Architectural Guidelines

4.1 Architectural Style & Character

Mediterranean Style

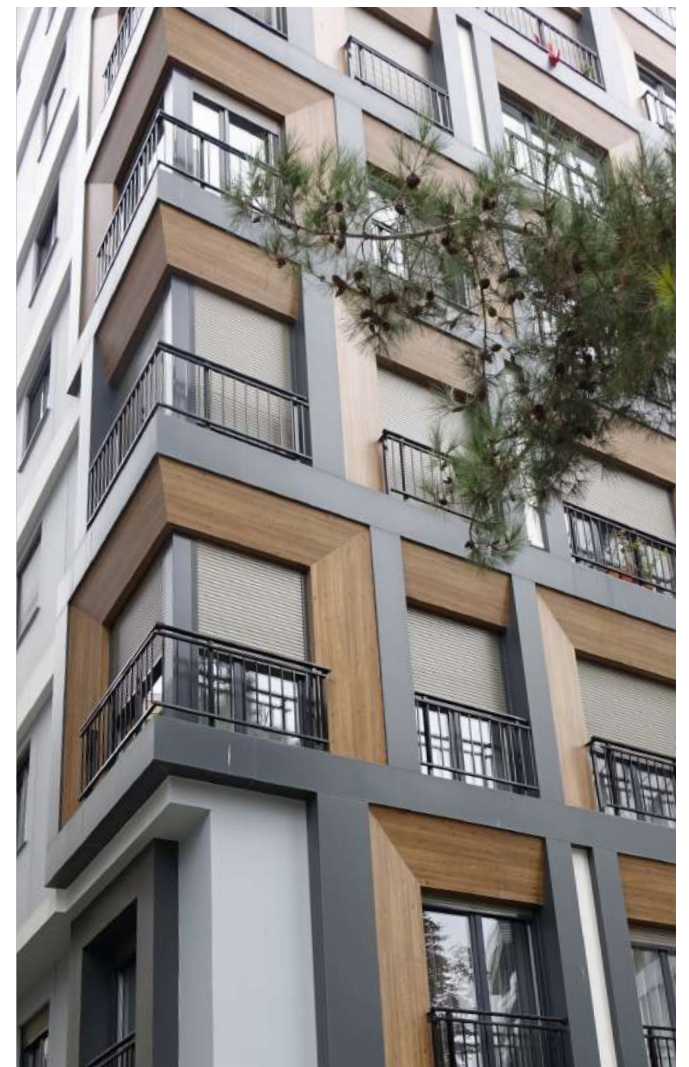
Architectural Style and Character throughout Phase 1 development is based on the notion of Mediterranean architecture with few local architectural features and architecture that is meant to be appreciated for its three dimensionality, not simply as surfaces to be decorated. An aesthetic geared to simple and functional forms, using existing scales, emerges naturally from proper consideration of climatic design factors.

The features are captured in terms of massing, shading, and to an extent in use of colour and materials but less so in terms of style of details visible on columns, arches, windows and other small additions.

For the development of the remaining plots, the massing principles and approaches remain the most suitable aspect of design that allows stylistic integration of new buildings into the existing fabric. The overall development is to seamlessly integrate with what is already present throughout the development.



Example of buildings utilizing the notion of the Mediterranean style



Modern interplay of Windows and Terraces

Contemporary Mediterranean Style

To establish integration of new buildings but allow architects the use of contemporary methods in design, The Contemporary Mediterranean Style is to be followed. Approach to massing should be maintained in terms of design of volumes and also to follow colour palettes but discard the stylistic approach to architectural detail as well expand on the material palette. Use of pitched roofs is allowed but can be combined with flat roof terrace towers that can enhance appearance and allow for some diversity.



Simple Volumes - Reduced Detail more Dynamic Envelope

Architectural Guidelines

4.2 General Architectural Guidelines

4.2.1 APPROACH TO MASSING

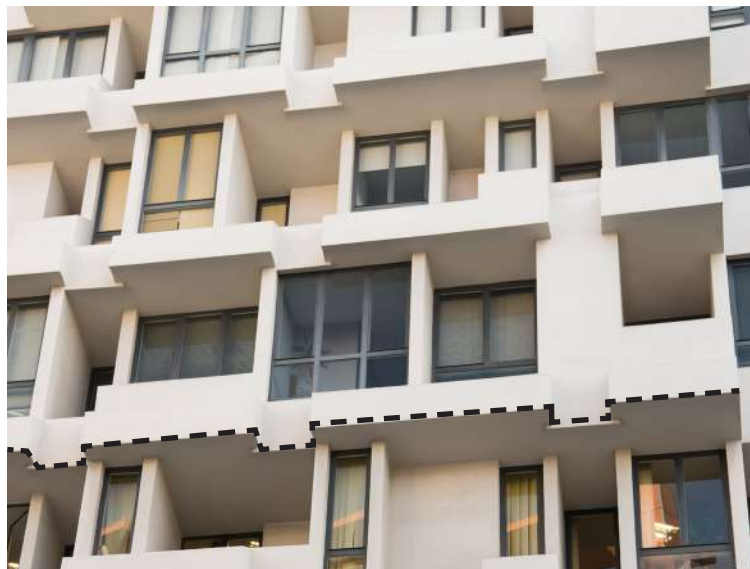
Stacking and Stepping of Forms

The Mediterranean style is to be maintained or interpreted in such way that it relates to the overall character and theme targeted within the building area.

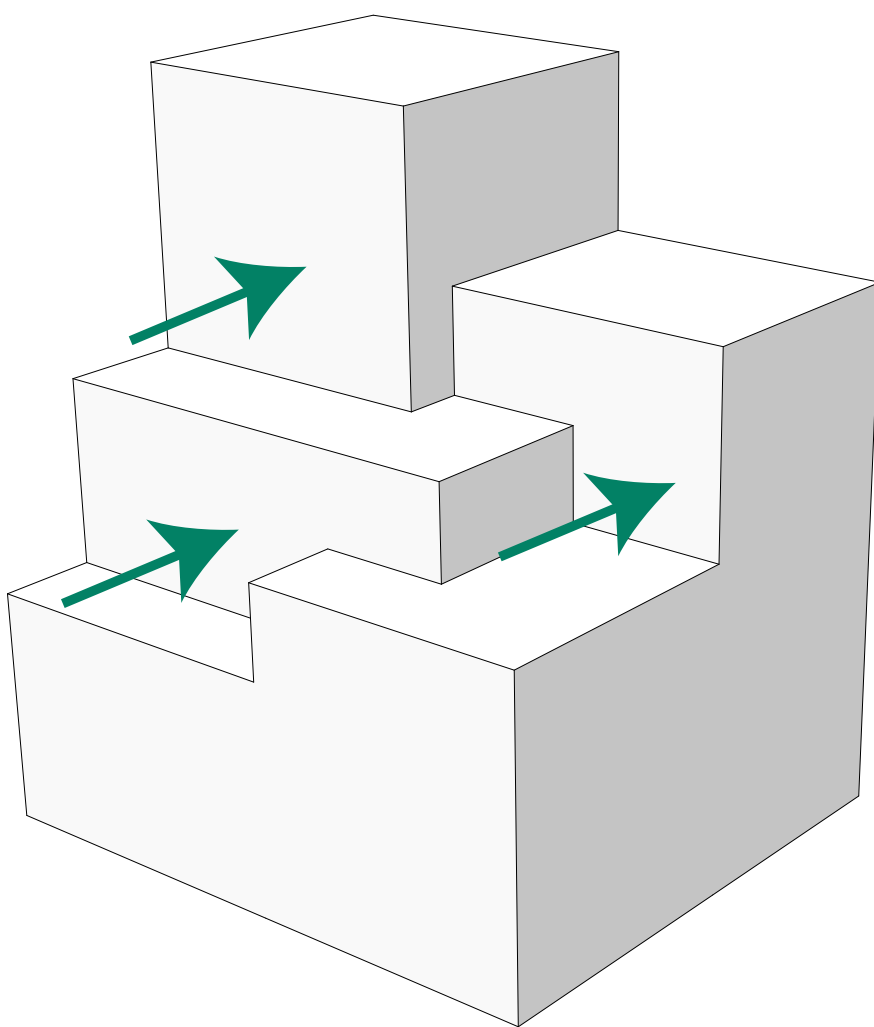
Approach to massing to be followed with stacking of simple massing volumes. The facade planes should pull gradually away from the street front.



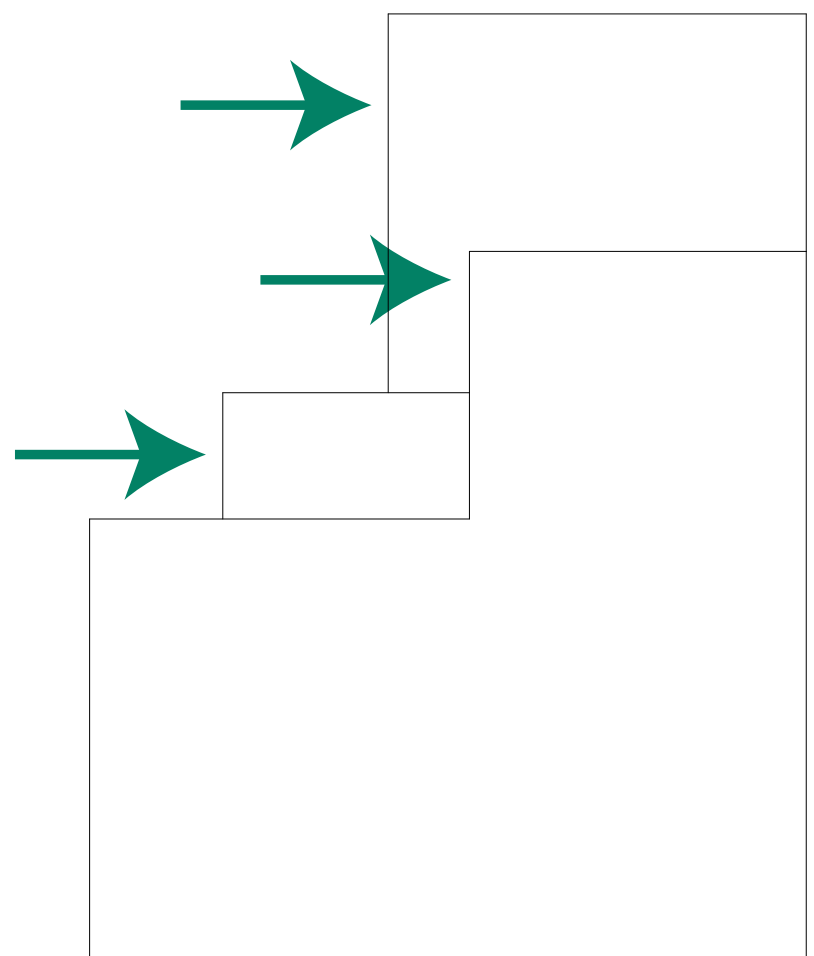
Stepping forms



Facade planes pulling back - Approach to Architectural Volumes



Perspective view of approach to massing and stacking



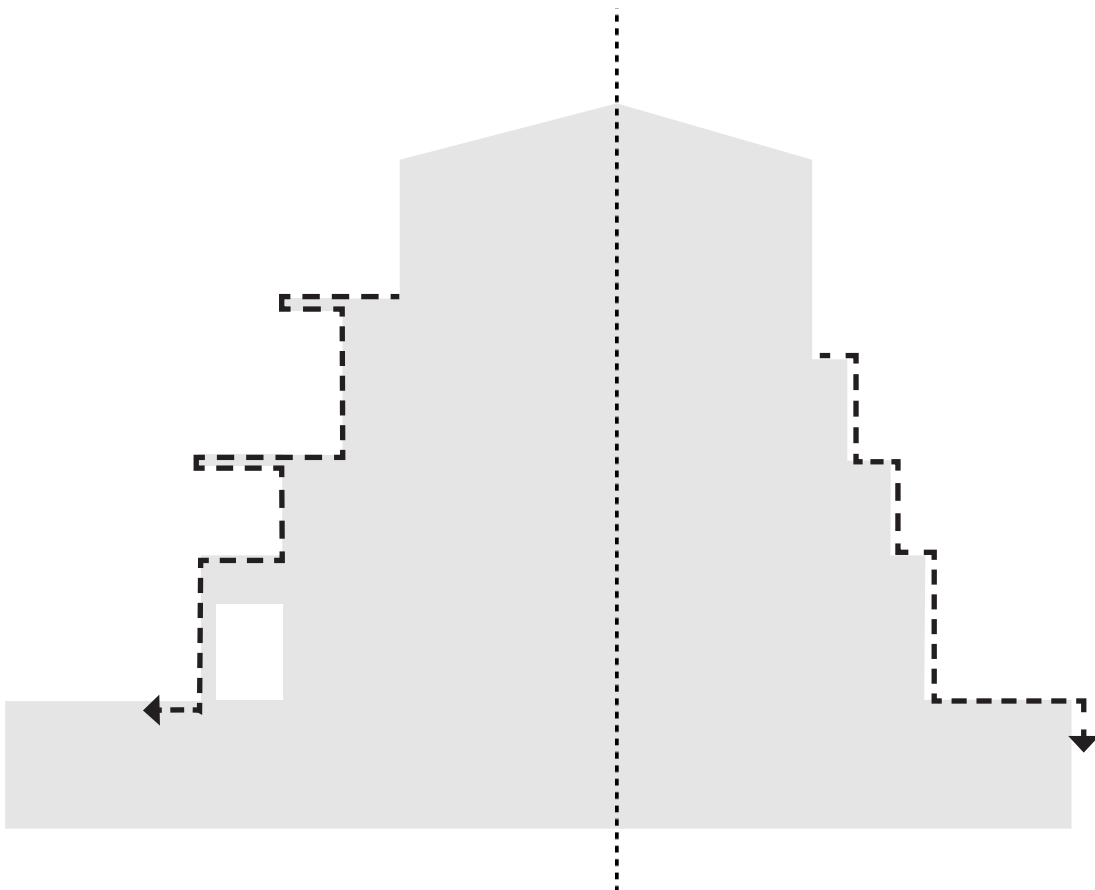
Side view of approach to massing and stacking

Architectural Guidelines

4.2 General Architectural Guidelines

The following should be considered in terms of building form:

- The intended character of the building or group of buildings is one of a sculptural quality achieved by the artistic composition of simple geometrical forms.
- Buildings to have offsets on its external envelopes. These offsets create terraces and climatic protection for the building.
- The massing of the buildings or groups of building is to be treated in a visually simple way with building masses articulated, where possible, by the expression of the various uses of volumes of the building.
- Building architecture with massing that forms a single rectilinear block is to be avoided. Glazed curtain walls provide very little insulation against the summer heat and cold winter days. Occupants are not protected from direct sun light, heat, dust and noise. Indoor climate relies entirely on mechanical air conditioning.
- Roof line: The scale of the building is to be in harmony with the adjacent development. The skyline of the building shall not be in one line.
- Massing form is to express the circulation & entrances.



Notion of stepping & offsets in mass

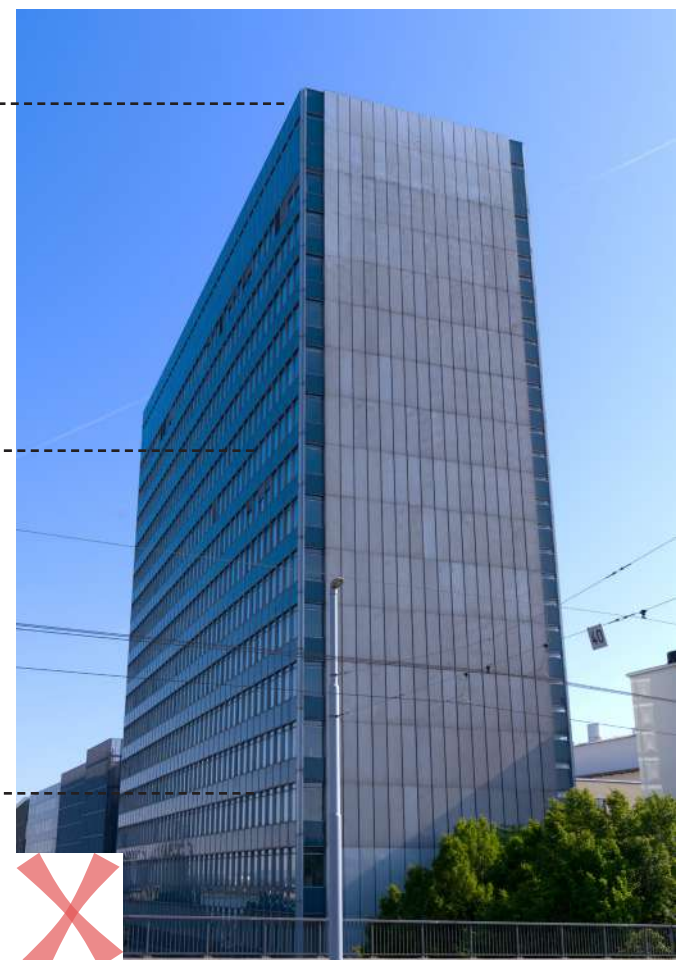
Flat Facade Plane

Skyline of the building shall not be in one line

Continuous Facade Grid

Offsets on its external envelopes

Continuous Glass Facade



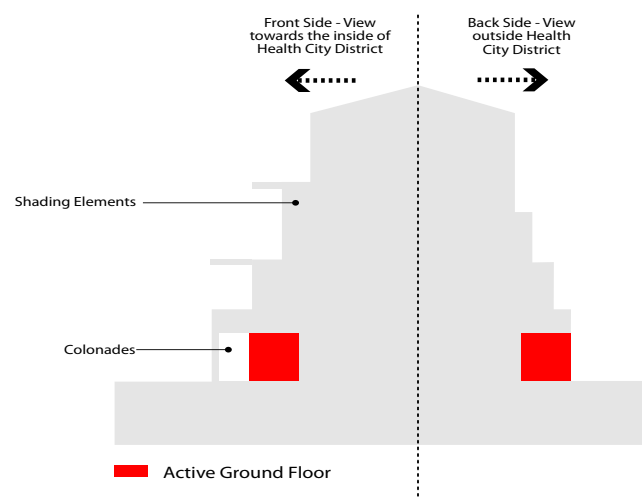
Solid Glazed structures are not permitted

Architectural Guidelines

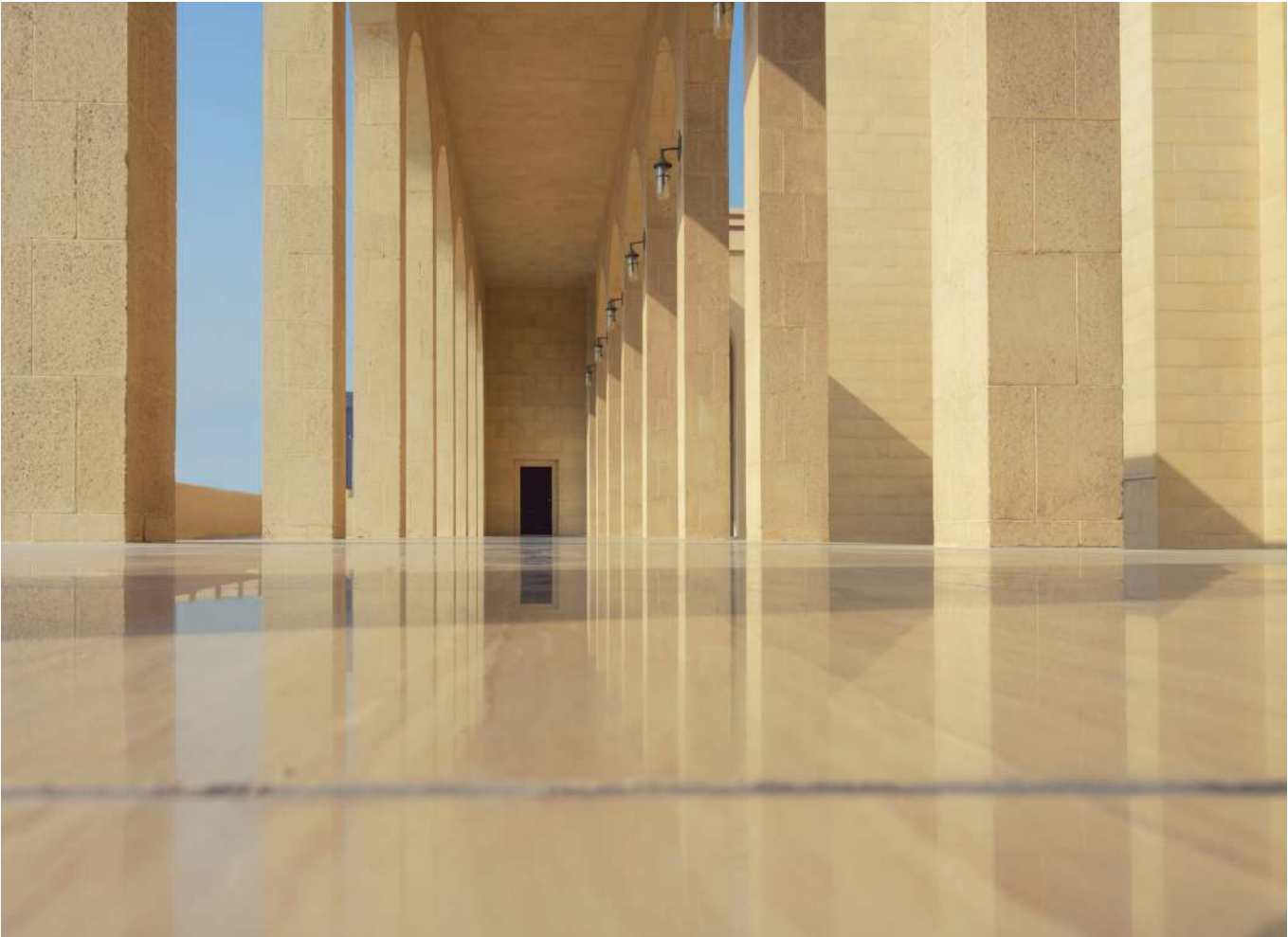
4.2 General Architectural Guidelines

4.2.2 GROUND FLOOR ACTIVATION

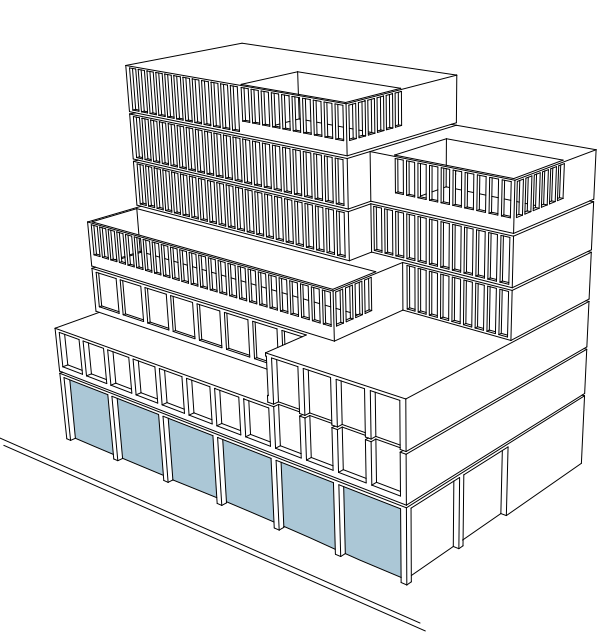
Colonnades can cover public spaces and provide shade but also can host spaces and contain window shops. The use of colonnade can be planned within design stages to act either as part of the public space, semi-public or private. This activates the ground floor and allows better integration and interaction with the public realm.



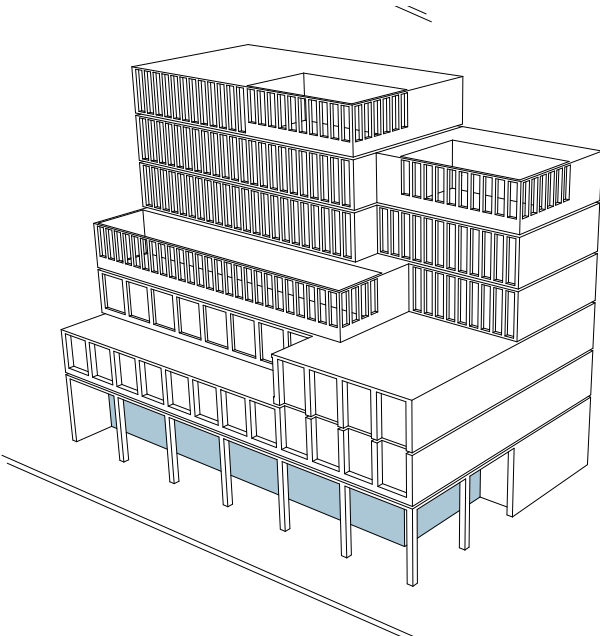
Ground floor Activation



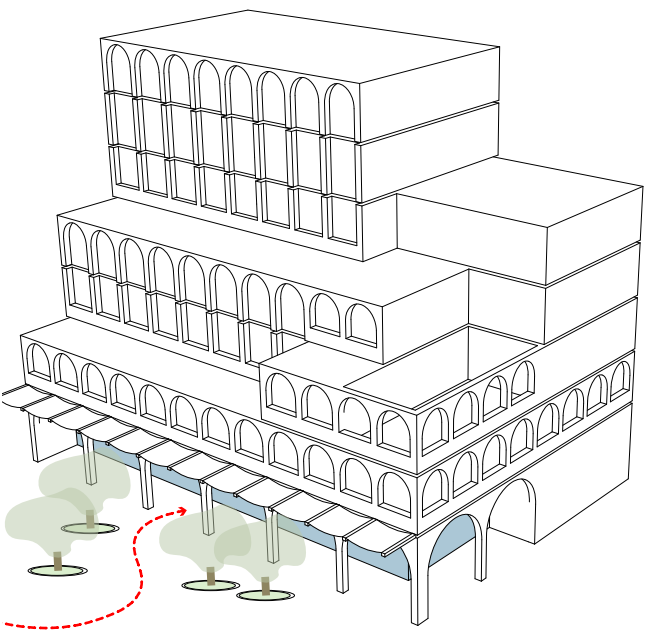
Contemporary Approach to Designing Colonnades



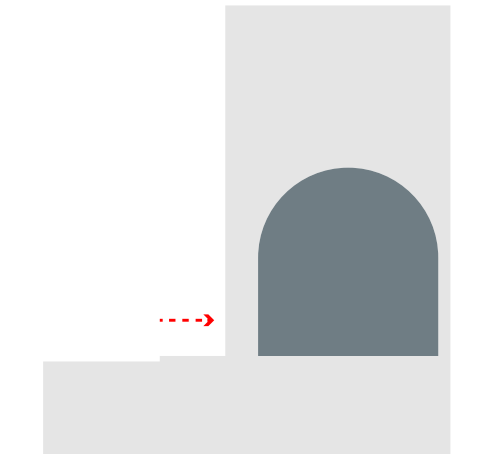
Shop display windows flush with a colonnade



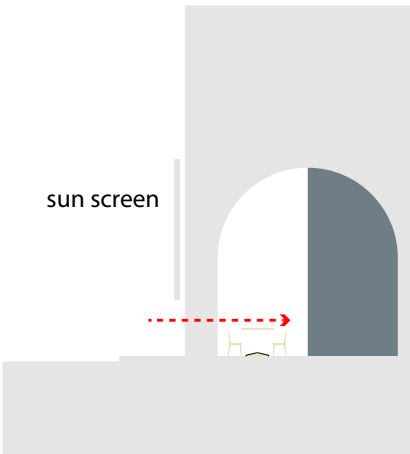
Set Back Frontage - Shaded Public Access



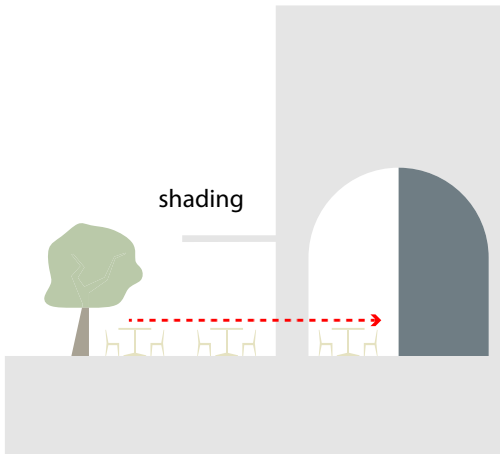
Colonnade + Shading for activated Fronts facing public spaces



Shop Windows and Direct Entrance



Access to Building through Colonnade



Active Front used for Restaurants

Restaurants and Shop facing public walkways activate street fronts

Architectural Guidelines

4.2 General Architectural Guidelines

4.2.3 BOUNDARY TREATMENTS

Walls and fencing shall be integrated into the architectural designs if needed based on the building use. Designers to apply appropriate and innovative textures and colour to the boundary walls to enhance and compliment the surrounding character.

There are additional security measures to be considered part of the design that enhances the boundary walls and access points such as security lighting, locks, CCTV monitoring systems, and signage.

The design of the boundary walls is to be guided by the following guidelines:

- Boundary wall height shall be a maximum of 1.8m but not as a solid boundary wall.
- A maximum of 80cm solid block work and a 1m high cast-aluminium pattern/grill or GRC pattern shall be used.
- The use of greenery is encouraged within boundary walls.
- Recommended boundary wall finishing shall be:
 1. Stone rendering
 2. Stone cladding
 3. Deep grooves in plaster
- The intermediate columns shall be with decorative moulded copings. Light fixtures shall be of classical design, which should complement the boundary wall.



Greening integrated with boundary



Solid walls are not permitted



Typical boundary fencing



Typical boundary fencing



Landscape elements can be integrated in the design of the boundary wall



Typical boundary fencing

Architectural Guidelines

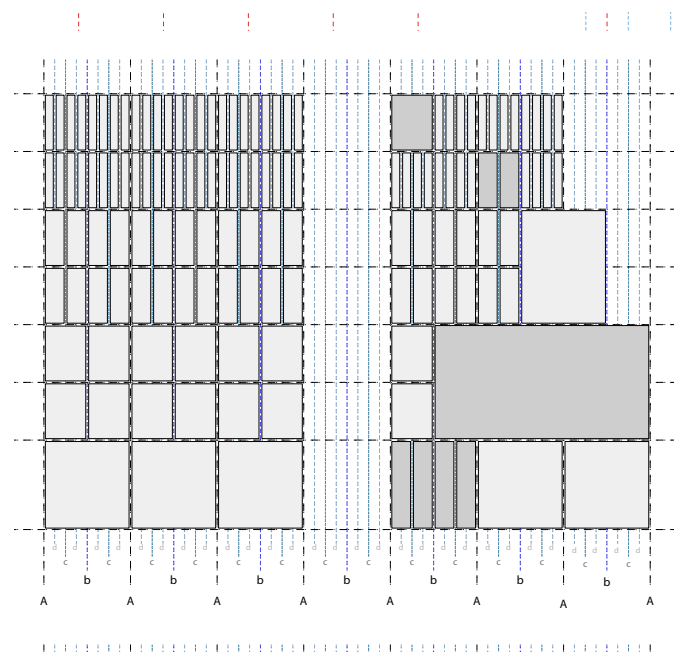
4.3 General Architectural Elements

4.3.1 FACADES

Solid and Monolithic building volumes

Architectural treatment of volumes to be considered in the light of the existing style and conceived through articulation of monolithic and solid blocks.

All openings, windows, doors, terraces are to be formed as solid frames and volumes or appear as voids within a main building mass.



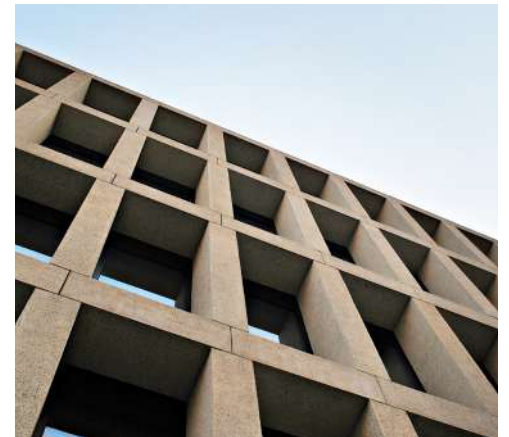
Clear Rhythm and Facade Composition



Simple forms establish calm and tranquil spaces



Facade Elements and Composition



Materials



Patterns and Textures



Architectural Guidelines

4.3 General Architectural Elements

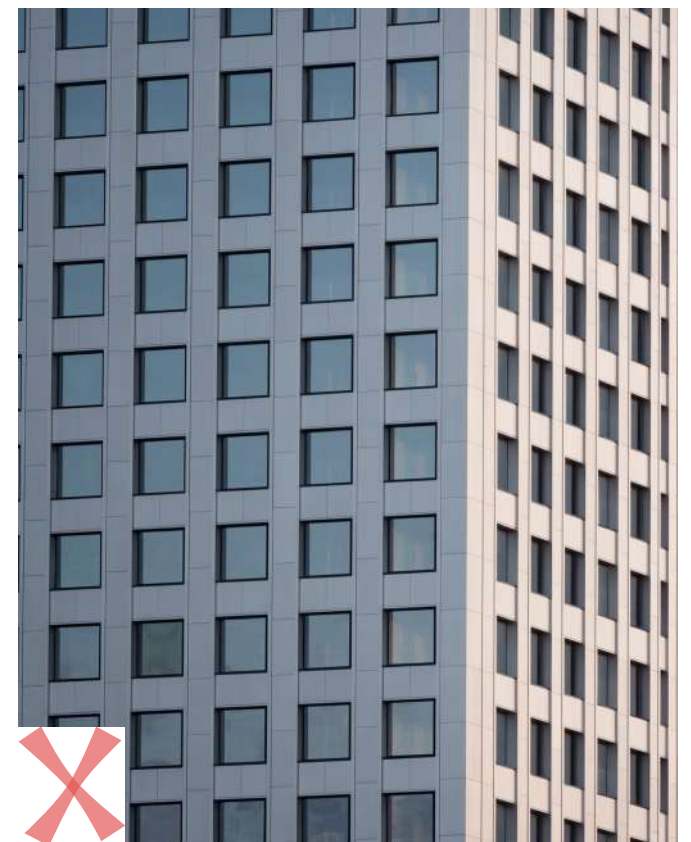
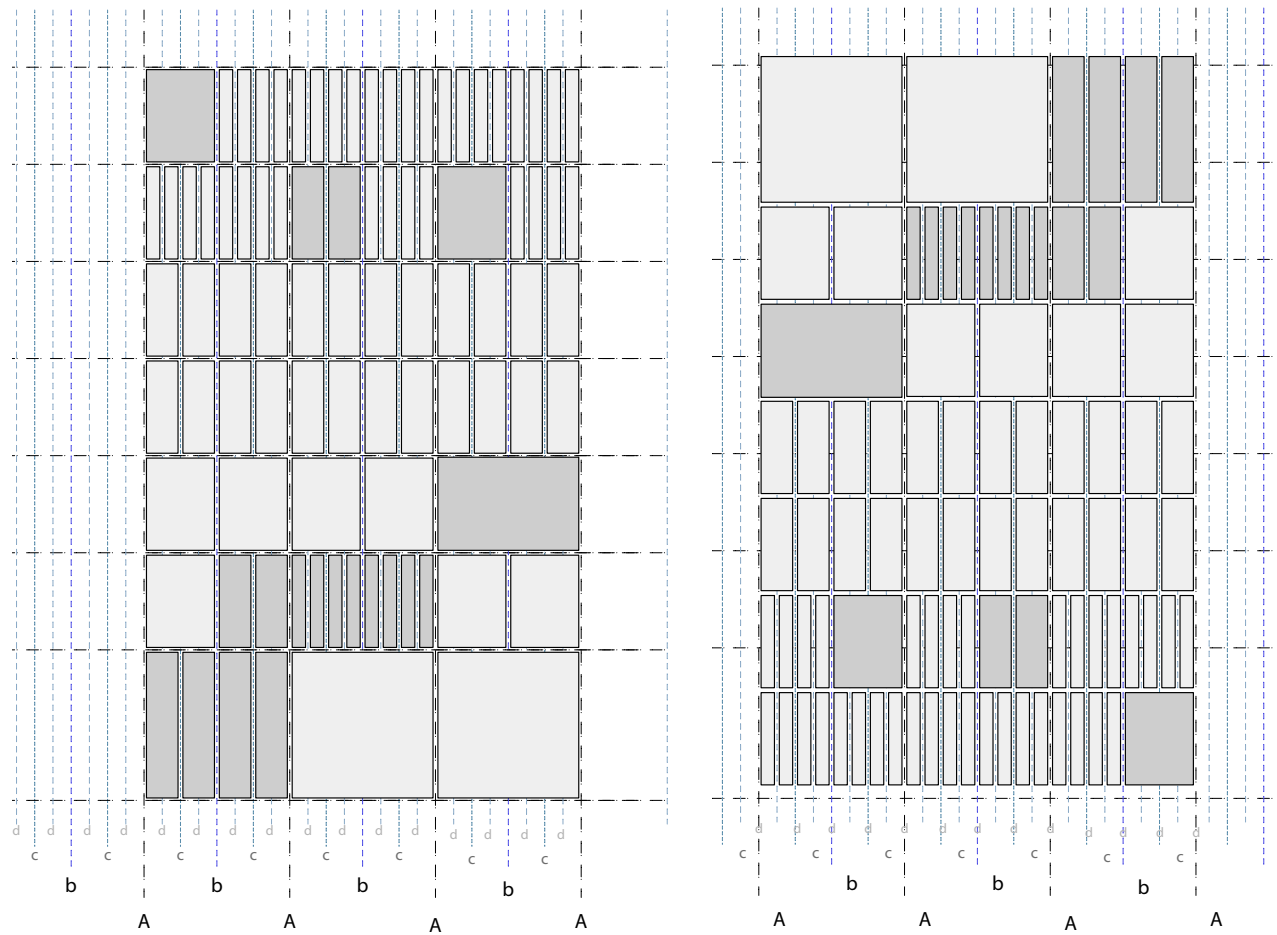
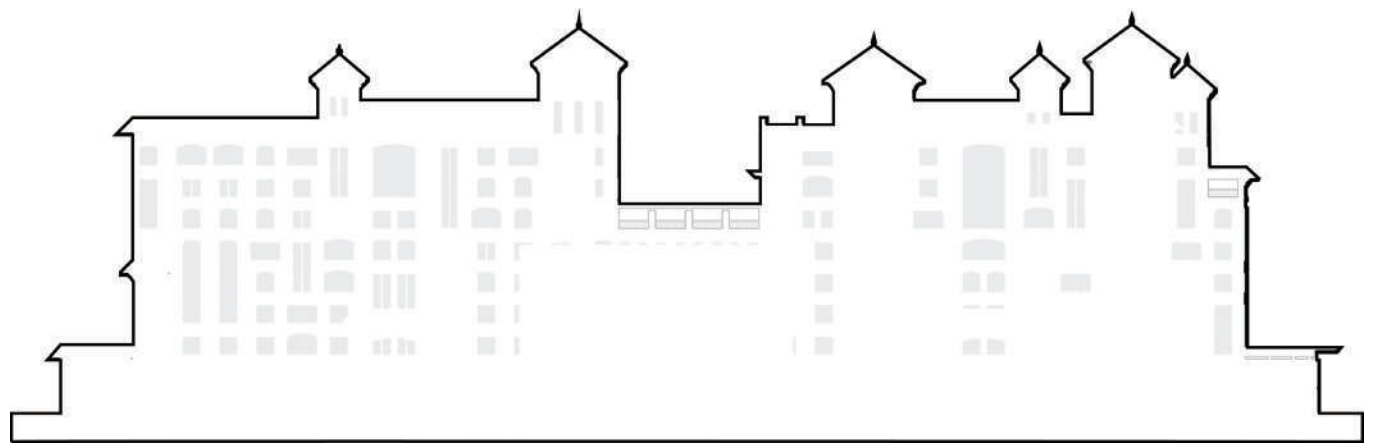
Grid, Rhythm and Proportion

Facade openings and volumetric definitions are to be part of an overall geometrical system. Using a grid system is encouraged but this should be used in a manner that creates variations. In order to regulate the massing of buildings a simple proportioning system should be used. This, in conjunction with a vertical and horizontal grid will produce buildings with individual elements well related to each other. To maintain proportion, the best is to establish a set of relationships that apply to the overall building form and then carefully articulate volumetric moves first and then further detail articulations.

Some of the approaches can be such that the openings, arches, column grids, louvres or any other vertical division of form starts on a wider set of grid lines and with each floor the secondary and tertiary grid subdivision can be used.

Facade Materiality

Render is the most used material on site currently and it is to be used further. However, the use of Stone is strongly encouraged as it is a durable material and the overall appearance of buildings is of higher quality. Use of existing colours is recommended with emphasis to lighter tones and colours closer to white shades, both to achieve lighter appearance of buildings but also to reflect sun as much as possible during the summer.



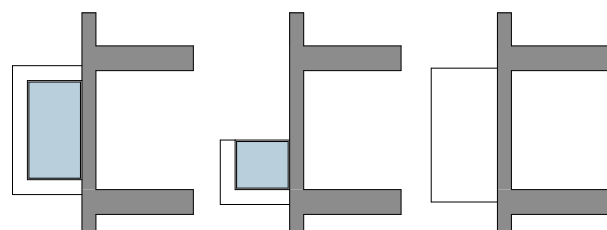
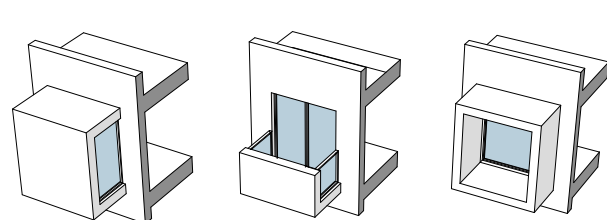
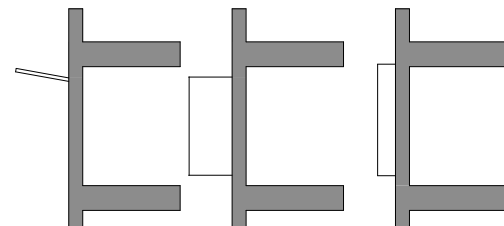
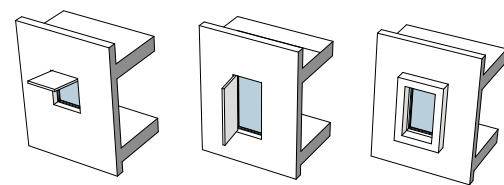
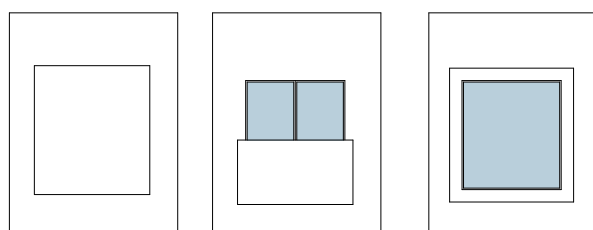
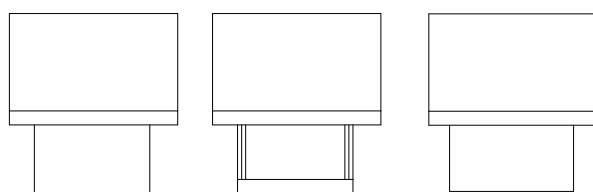
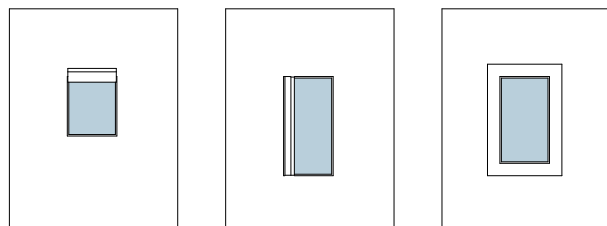
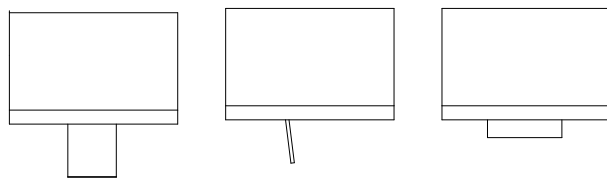
Architectural Guidelines

4.3 General Architectural Elements

4.3.2 OPENINGS

Frames of opening and voids

All openings should be understood as voids cut out of a solid building mass. Solid frames around windows and doors work not only as aesthetic elements but to provide additional shading. Also, simple cut outs including arches and colonnades are also to be incorporated in the design.



4.3.3 Projections

Details that create shade and cast shadows shall be used to provide visual relief to the building. Horizontal and vertical elements of exterior walls shall vary in height and projection to provide architectural interest. This can be achieved by a creative treatment of windows, doors, eaves and parapets.

All external elevations should be integrated into the design theme of the development. In particular, the upper walls of the sides of the buildings should exhibit relief, rhythm and interest through the use of height variation and stepping of mass, elements providing shadow, and other architectural details such as pitched roof towers with roofing tiles, sloping parapet walls with decorative brackets. Detailing should be consistent throughout the project and reinforce the character and theme of the development.

Staircases or lift machine rooms shall be well treated externally as an integrated part of the building. These service towers shall be used to create interesting skyline of the building. Building entrances shall be easily identified and form a transition between outside and inside areas. Double height archways can be used to emphasize the entrances. Drop points, canopies shall be treated with the theme of the building.

Projection and recesses shall be deep enough to cast shadows. These shall be used artistically to make good composition or massing. The openings shall be well composed. Typical openings are not permitted. Openings can be surrounded with concrete frames or stone cladding all around. Orientation of building shall be a major factor for projection and recesses.



Architectural Guidelines

4.3 General Architectural Elements

4.3.4 SCREENING AND SHADING

Screening

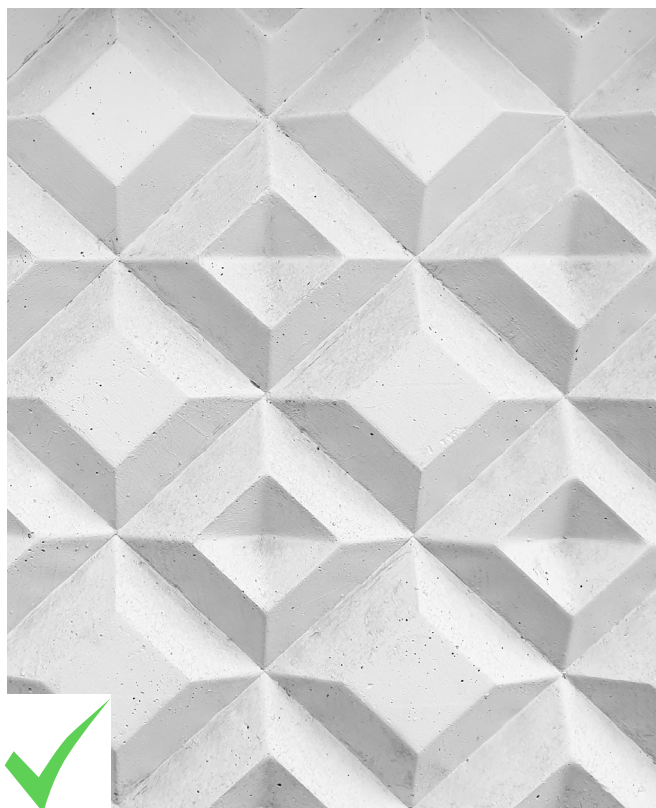
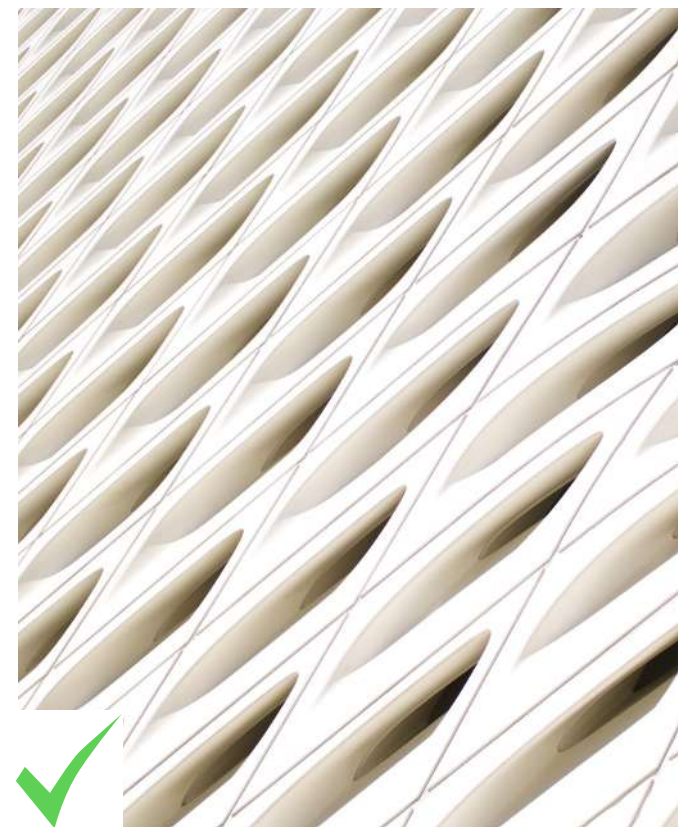
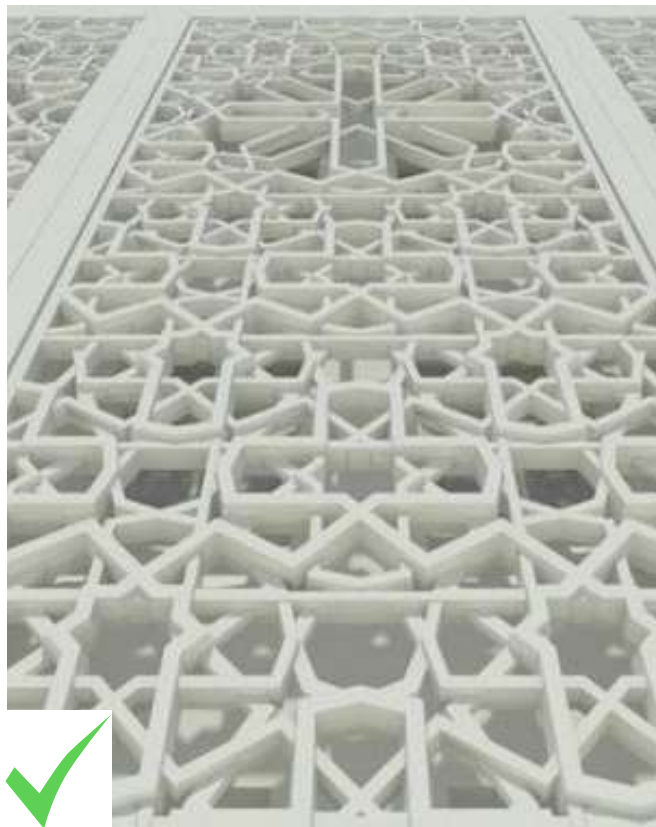
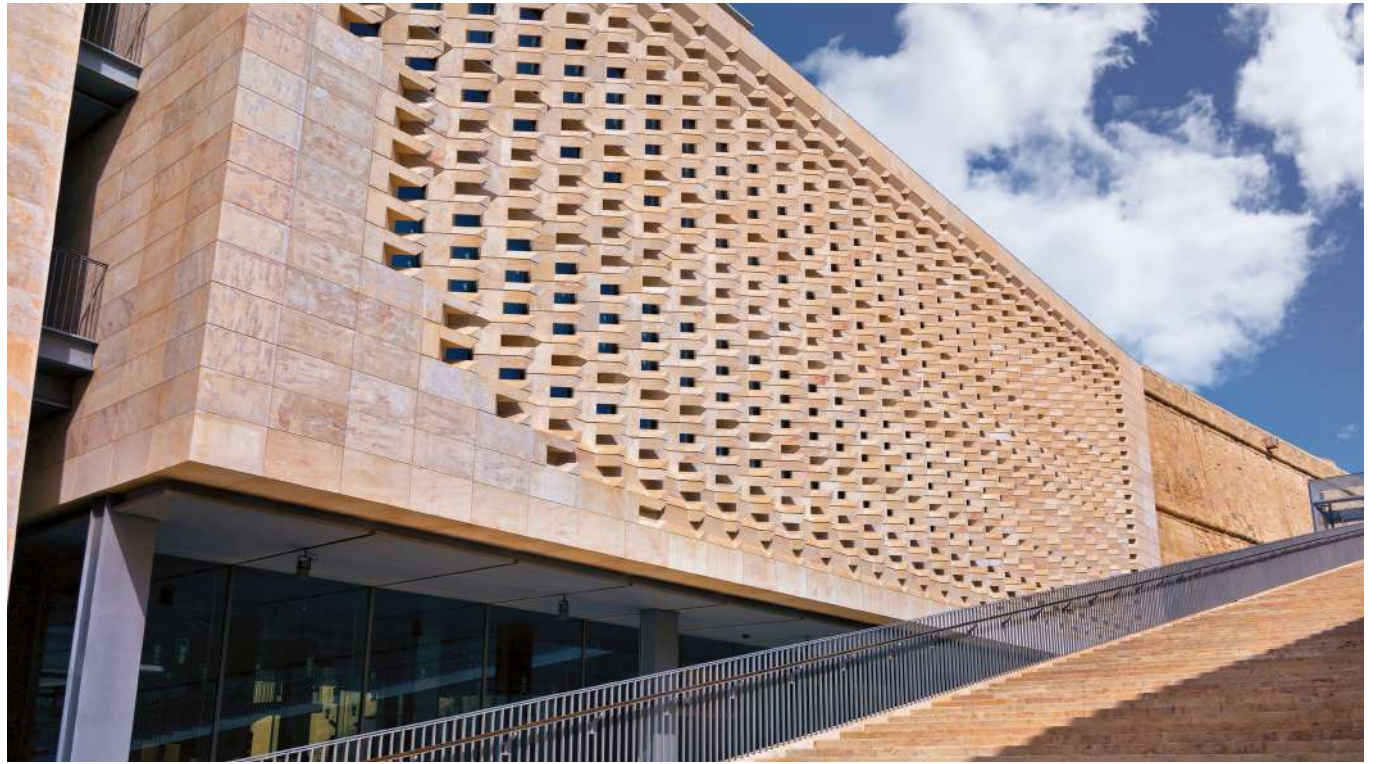
Exterior components of plumbing, processing, heating, cooling, and ventilation systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating equipment fans, blowers, duct work, vents, louvres, meters, compressors, motors, incinerators, ovens etc) must be screened from view.

Methods used to screening external equipment from view should appear as integrated parts of the architectural design and as such, should be constructed of complementary and durable materials and enlisted in a texture and colour scheme complementary to the overall architectural design.

In the case of roof-mounted mechanical equipment, the building parapets can be of such height as to screen roof equipment.

The following should be considered:

- All exterior components must be screened from view, even from upper floors of adjacent properties.
- No exterior components of plumbing, processing, heating, cooling, and ventilating systems should be mounted on any building wall unless they form discreetly integrated architectural design features.
- Transformers shall be screened with a durable non-combustible screen wall.
- Refuse containers are to be screened with a durable screen wall. Enclosures for transformers and refuse containers are to have finish and colours, which are unified and harmonious with the overall architectural theme of the development.
- All electrical equipment shall be mounted on the interior of the building



Architectural Guidelines

4.3 General Architectural Elements

Shading

The thermal efficiency of dwelling can be greatly increased if thought is given at the design stage to site orientation, considering the sun's path and wind direction. Where facades are exposed to mid-day and afternoon sun, shading elements such as roof overhangs, screen windows and wooden pergolas can be used. The construction materials employed for exterior walls and openings also play a significant role in achieving habitable indoor temperatures, psychological and physical comfort.

The shade elements used must protect against: direct radiation from the sun, reflection from the ground, long wave radiation from heated ground or other objects and diffuse radiation from the sky.

Shading elements scale and proportions shall be related with the overall architectural theme. It also depends upon the orientation of the building. As East and West side windows or openings require deep and vertical shading elements and South side requires horizontal shading elements.

Shading is to be achieved by recessing windows or providing Mashrabia or creating covered terraces at different levels. It shall be fully covered from top or covered with pergolas. Bigger terraces protect the rooms from hot sun in summer. Also it will give a glare-free external view. It also encourages roof gardens.

Balustrades around the covered/semi-covered terraces shall be relate to the architectural theme within DHCC, and this include:

- Cast Aluminum
- Concrete decorative type
- GRC patterns

Materials to be considered for shading elements can be:

- Weather proof painted wooden pergolas or concrete pergolas.
- Spanish type roofing tiles above sloping slab projections.
- GRC screens over window openings.



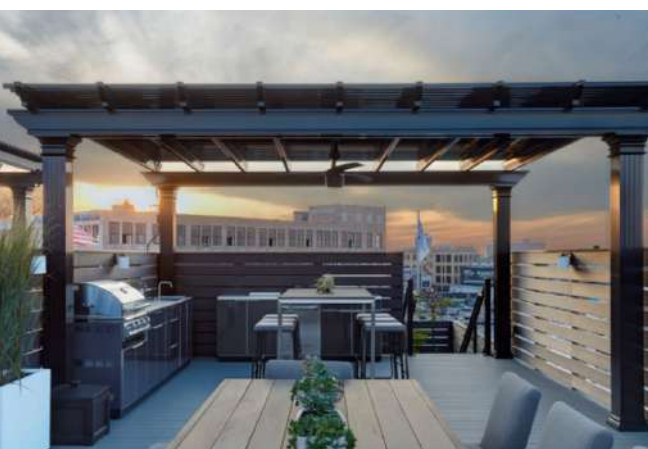
Deep Outdoor spaces and terraces



Overhangs



Screen Windows



Wooden Pergola



Wooden Pergola



Projections around windows

Architectural Guidelines

4.3 General Architectural Elements

4.3.5 ARCADES

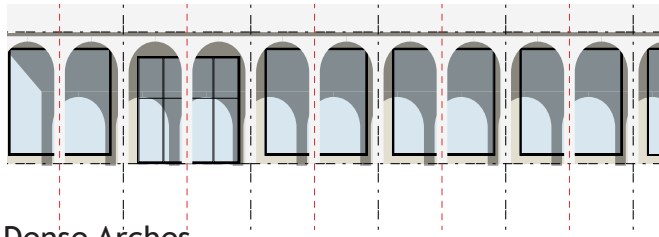
Colonnades and Ground Floor Setbacks

Colonnade provide shaded places and allow people to spend pleasant time outdoors. A colonnade or arcade situated on one or more sides of the building on roadsides shall give protection from hot sun in summer and maintains warmth in winter to ground floor. If coupled with well-planned program at Ground Floor of buildings, spaces under the arches become places of interest that attract people and can host iconic features.

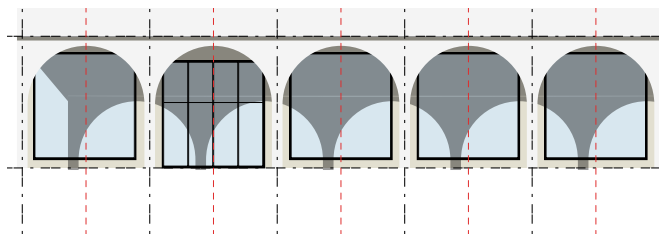
Colonnades can be designed in various ways using arches or simple modern design approach with straight lines. Also, if arranged in a grid, the rhythm can be translated further on the facades and upper portions of buildings. Use of arches is encouraged to maintain the stylistic character of the current developments but simple modern lines are also permitted but need to be used in conjunction with the right material so they convey a sense of character that relates to the original style.

These colonnades can host a variety of uses, from restaurants, shops to office entrances or simply create a shaded space in front of a building providing additional space for pedestrians. Restaurants and shops should be placed close to public spaces.

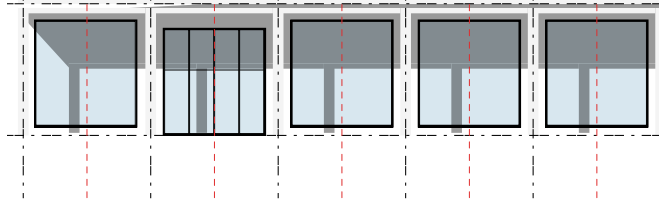
The following include types of colonnades that can be used:



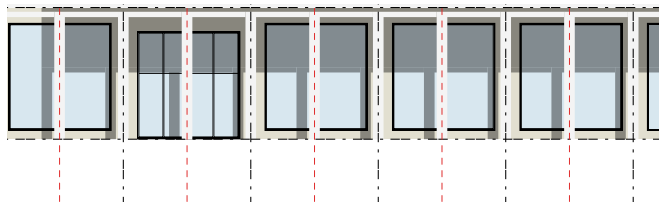
Dense Arches



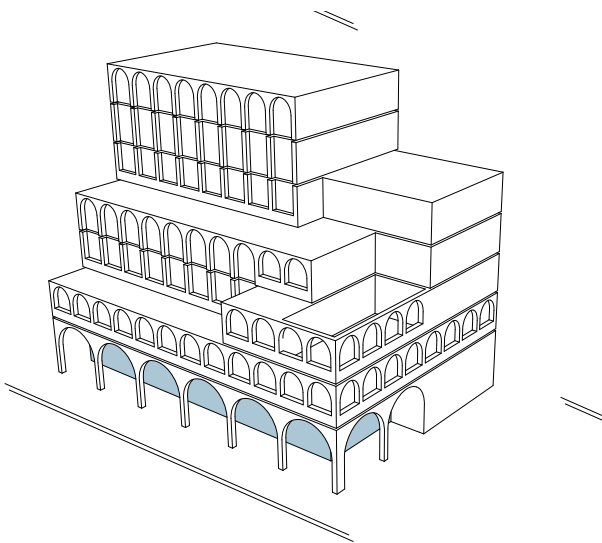
Wide Arches



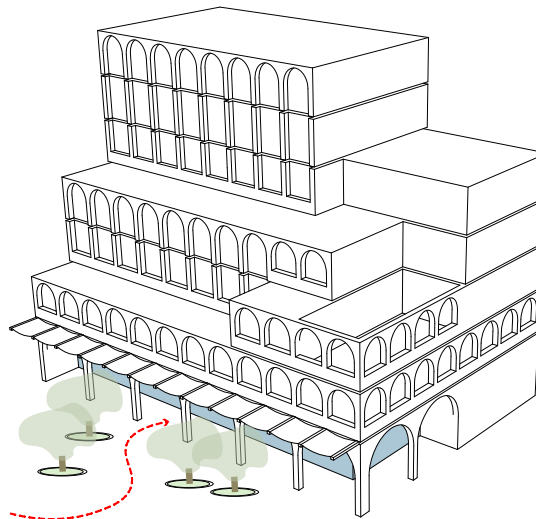
Rectilinear Colonnade



Dense Facade Grid



Colonnade at the ground floor



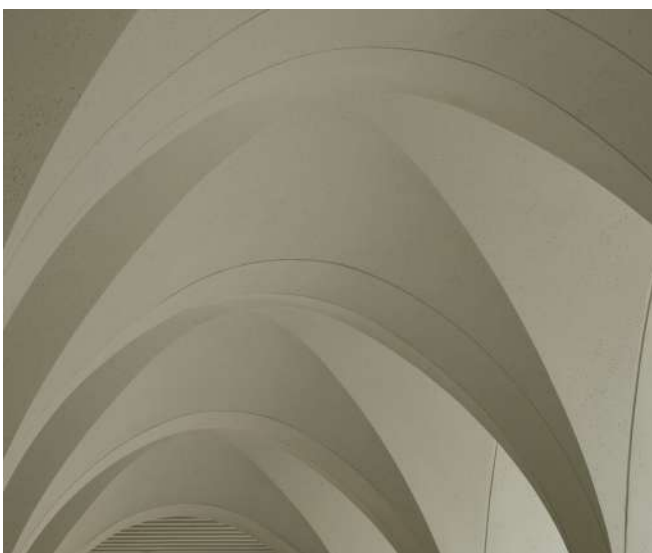
Colonnade at the ground floor with greenery



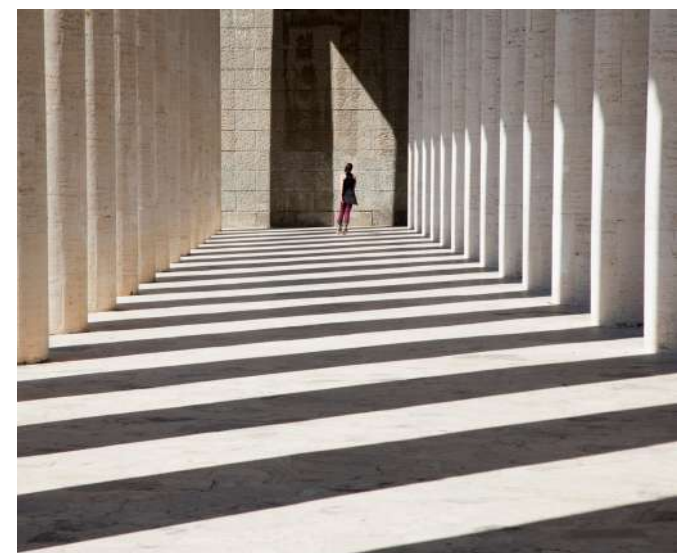
Arcade defining a street edge



Arched Colonnade Framing a View



Arches under the Canopy



Shaded Spaces

Architectural Guidelines

4.3 General Architectural Elements

4.3.6 ROOF COMPONENTS

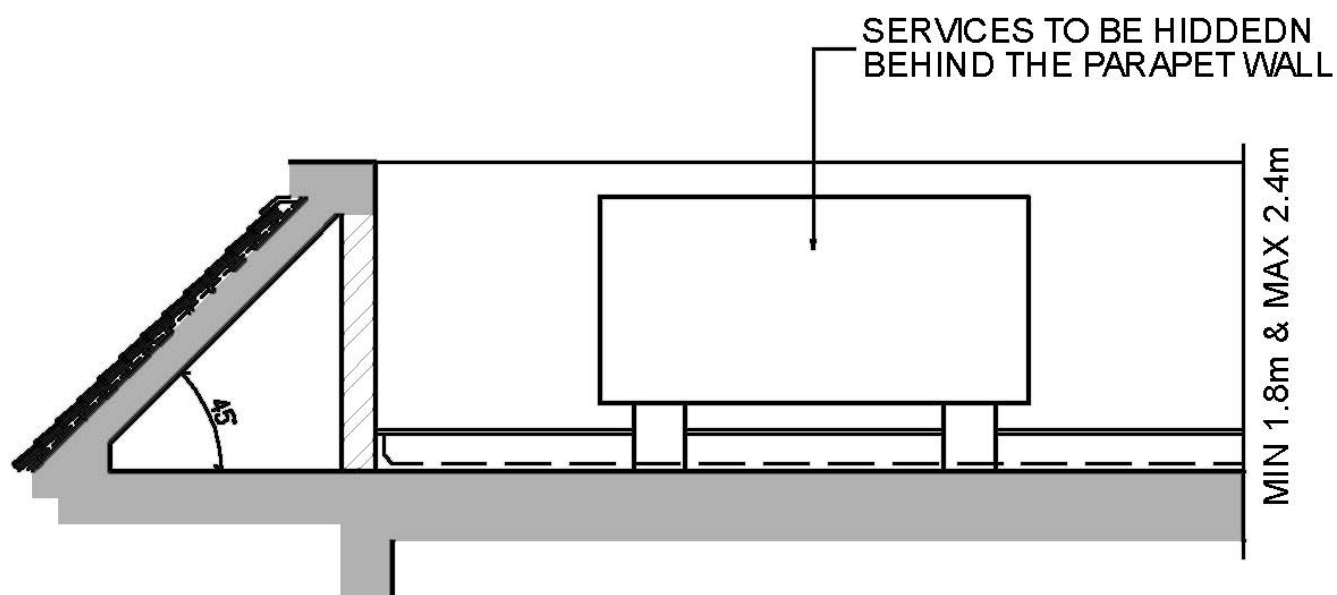
Rooftop terraces shall be used mainly for the building services. Proper care shall be taken for the parapet walls to hide the services from outside view.

Flat roof slabs with sloping parapet walls are preferable. Pitched roof towers with narrow openings on the wall surface are encouraged. These towers shall be part of the building surface. They also help create an interesting skyline for the development.

Water tanks, or any other service equipment, which require shelter from top, can be kept in these roof towers.

Parapets are to be high enough to screen any roof-mounted object. They shall be at least 1.8m from the roof level.

Rooftop terraces & gardens are encouraged part of the architectural design for Residential & commercial buildings as they create good usable spaces for residents & visitors and they compliment the overall quality of the development.



Services are hidden by parapet - Indicative figure



Rooftop Terrace



Rooftop Garden

Architectural Guidelines

4.3 General Architectural Elements

4.3.7 MATERIAL AND COLOUR

Material

The materials chosen should compliment the overall theme of the development. All buildings should have high quality/luxury durable materials that reflect the vision of Dubai Healthcare City and enhance the overall character and exclusivity of the development.

The use of regionally extracted and manufactured durable materials is encouraged for a more sustainable approach.

Building colours should be adapted from the natural surrounding landscape. All buildings should use light colour tones to reduce the heat island effect. The use of dark or reflective colours must be avoided. Materials with high insulation is to be considered to resist the heat.



Quality material high insulation is to be used

Finishes & Colours

The primary tones are Red and Yellow.

- Red color is often associated with life and health.
- Yellow is the color of the sun and suggests positive energy, happiness and growth.

Recommended colours shall be warm and bright. Combination of different color shades shall be used to emphasize the massing. One-color schemes are acceptable with proper combination of glass, wood, roofing tiles and aluminium colours depending on the architectural design in place.

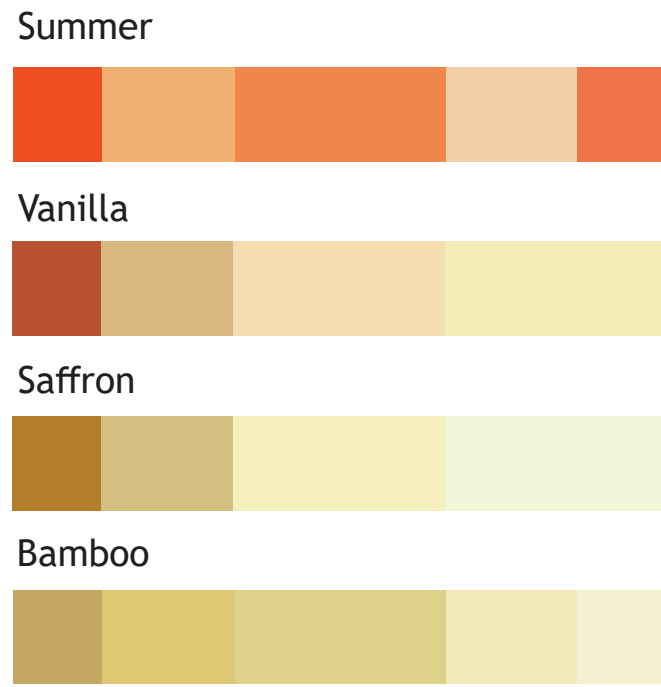
Colours to be followed in DHCC I shall be driven from the primary tones of Red and Yellow. Few color palettes are given here for reference.

- White color buildings are not permitted.

The use of stone cladding is encouraged for the building podiums. Stone cladding may also be used to accent the entrance features of a building. The use of stone cladding for the a full façade of a building is subject to the design approval of the material, size and finish. Joint work shall have minimal chamfers or gaps (i.e. 3mm or less).

Stone colours shall be in relation with the overall building design. Dry stone cladding is also recommended.

Stone cladding shall be 10 to 15 % of the facade. Few stone references are given below, which can be used for external cladding.



Finishes - Render/Paint

All block work shall be rendered using a high performance and maintenance-free render/paint system. The system should fulfil the requirements for sealing the blocks while allowing them to breathe to attain equilibrium moisture content.

Render systems that are flexible to allow for any minor movement in the structure and feature colouring are encouraged. For painted finishes, the use of environmentally friendly water based paints is encouraged.

Details of all proposed colours and materials must be shown on the building plans and elevations with color clips and samples at the time the project is submitted for Final Development Plan approval.



Painted sprayed textured stucco with knocked down finish



Painted stucco trowel texture



Painted stucco with float sand finish



Textured stucco with combination of finishes

Architectural Guidelines

4.3 General Architectural Elements

Windows

Non-reflective glazing shall be used. Highly reflective mirrored glazing is not permitted. Windows may be tinted shades of grey, brown or green (medium or light tinting). Glazing samples or color photographs must be submitted for Final Development Plan approval.

The size of a window or skylight will control the amount of daylight a room receives. However, the size of an opening in a wall or of a plane can be determined by additional factors other than light, such as the material and construction of the wall or roof plane, requirements for visual privacy, ventilation and enclosure of the space, or the opening’s effect on the building’s exterior form and appearance.

The arrangement of window openings should relate to the individual proportions and groupings of windows. Although big curtain walls shall not be permitted, two to three floor high glazing can be used with elegant composition of windows.

Large expanses of glass window openings exposed to intense and bright sunlight reduce the thermal comfort inside a building, and impede the view thorough looking at bright exteriors, causing unpleasant glare and psychological and physical discomfort.

Creating visual qualities and a comfortable interior climate requires a carefully studied window dimensions, considering the angles of the sun and the requirements of a satisfactory interior illumination.

Vertical-shaped window openings are superior, especially when shaded by horizontal overhangs, they provide better ventilation; allow more light to penetrate the interiors because of ground reflection through smaller openings. They also permit warm afternoon winter sun to enter.



Use of shading elements must form an integral part of the overall design theme

Decorative G.R.C. Screens

Decorative screens and panels are a major feature of buildings. They occur over all doors and window openings. These may be introduced as architectural features used for screening utility areas. It shall be used as an integrated part of the architectural design in the building elevation.

Recommended GRC screens shall be in a geometrical pattern. Colours shall be related to the overall building colours palette.

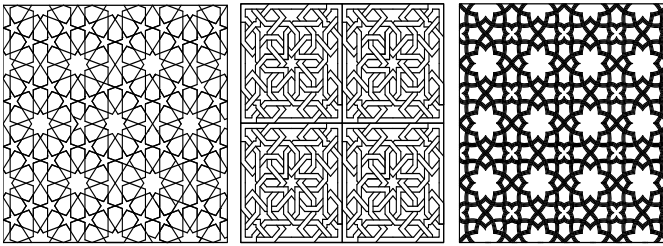
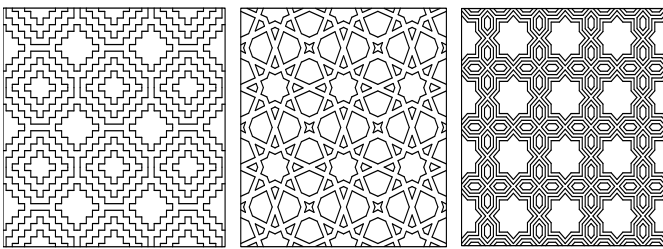
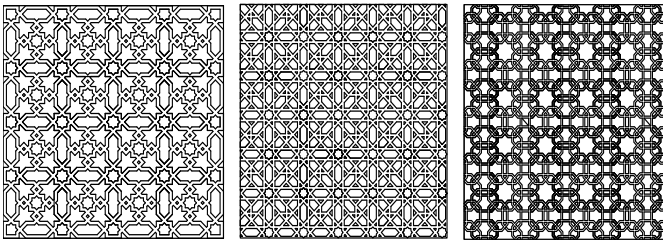
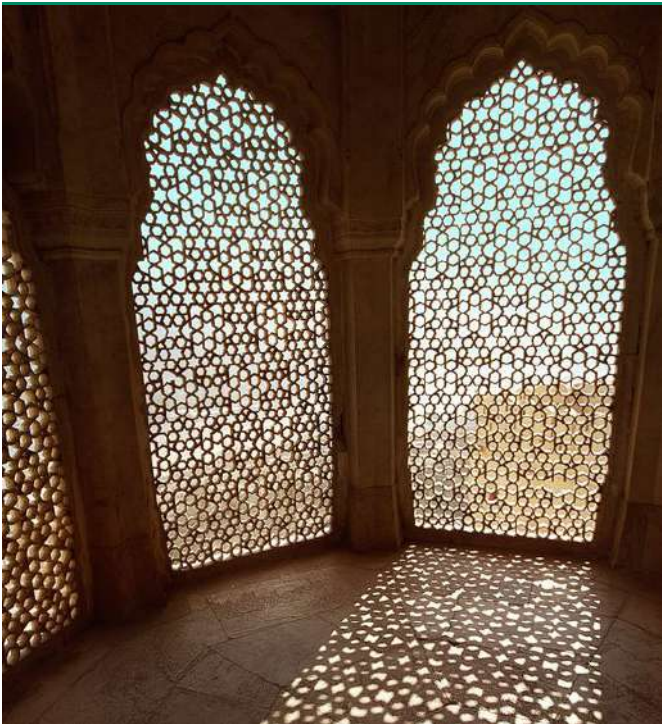
Type of windows to be considered:

- Segmental arched windows
- Flat arched windows
- Semi circle arched windows

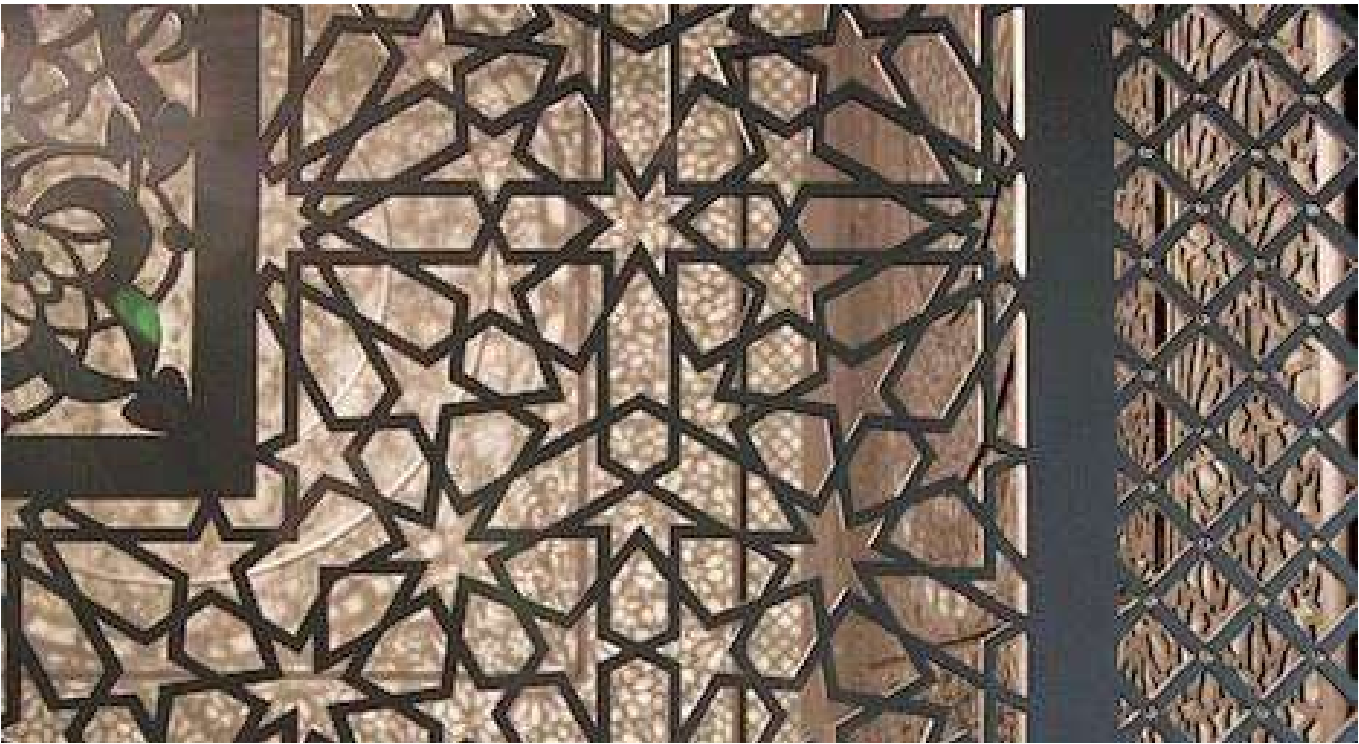
Bay-windows are to be introduced as projecting boxes, they shall be composed with normal window openings in the elevation to enhance the over all massing of the building. Bay windows can be enclosed by traditional “Mashrabia” or screens. These are either made from timber latticework or with gypsum decorative screens. Bay windows could be in different shapes in plan:

- Rectangular box type
- Chamfered ends
- Curved shape

Similarly, traditionally windows & balconies can be enclosed by mashrabia or screens, either made from timber latticework or with gypsum decorative screens



Examples of GRC patterns (concrete or cast aluminium) for Screen patterns & Mashrabias



Mashrabia patterns are permitted

Architectural Guidelines

4.3 General Architectural Elements

4.3.8 GENERAL ARCHITECTURAL ELEMENTS

The following is a general description of architectural elements and concepts that should be considered for incorporation into the design of Dubai Health Care City buildings.

Pitched Roof Towers

An appropriately designed and located roof towers provides added height and visual interest for the skyline. These towers add interest to the roofline and can be used to accentuate certain features of the building elevation. Their unique profile can be used as a counterpoint to rectangular elements or to complement arched elements of the building.



Pitched Roof Towers

Semi-Covered/ Covered Terraces

Bigger & deeper terraces are encouraged. It shall be fully covered from top or covered with pergolas. Bigger terraces protect the rooms from hot sun in summer. Also it will give a glare free external view. They also encourage and allow for roof garden spaces.



Semi-Covered/ Covered Terraces

Balustrades

Balustrades around the covered/semi-covered terraces shall be relate to the architectural theme within DHCC, and this include:

- Cast Aluminum
- Concrete decorative type
- GRC patterns

Arches

These can vary from circular arches to pointed arches. However simple segmental arches and flat arches shall be recommended.

The proportion of arches (i.e. width to height) shall be maintained throughout the development. Semi-circular arches can be used after studying the height of the floors. (i.e. Proper consideration shall be given for false ceiling levels and any cornices at ceiling level).

Composition of different width and height arches shall be recommended (i.e. arch shaped openings in the external walls).



Arches

Sloping roofs

Clay roofing tiles shall be used on sloping parapet walls and roof towers. The skyline of the building shall be read by the Red tone clay roofing tiles.

Parapet walls

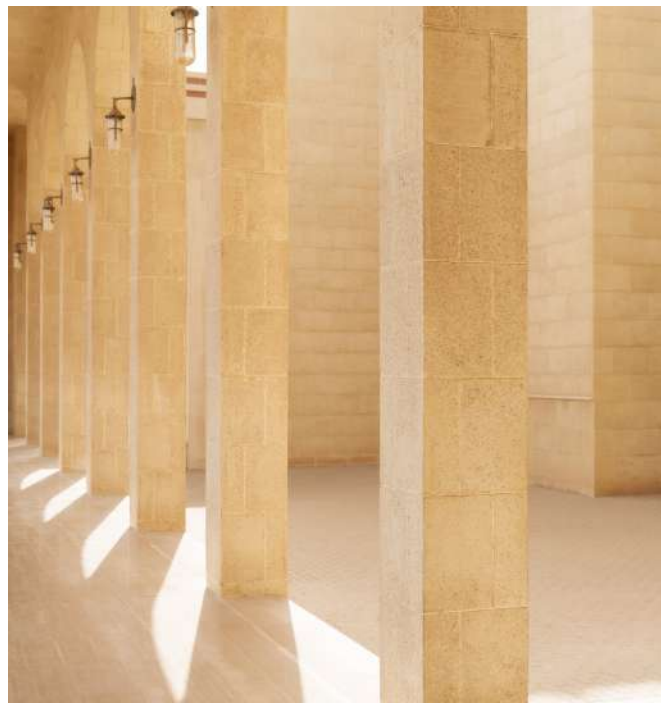
Parapet walls shall be a minimum of 1.8m high. Parapet walls shall be well treated externally by:

- Using concrete balustrades in parapet wall.
- Using GRC patterns on parapet wall.
- Sloping parapet walls with roofing tiles.



Columns

Simple form of columns can be used in elevation, to hold the pergolas above terraces or for arcade at ground floor. Columns can be used to emphasize the entrances. Decorative columns shall be carefully used with in harmony with the overall building design.



Columns

Decorative Brackets

Decorative brackets are not permitted not to limit new designs and to allow freedom in facade treatment while maintaining the Mediterranean approach to the overall architectural style when applicable.



Brackets



05 LANDSCAPE & PUBLIC REALM



Landscape & Public realm

5.1 Introduction

This section addresses the various public realm design intents and guidelines. The aim is to maintain and enhance the character, quality & diversity of the landscape throughout the community. These guidelines form the basis of a coherent landscape vision that will crucially improve the quality of the design concepts and ensure a high quality public and private landscape environment throughout Dubai Health Care City I Development.

The main objectives of this section are as follows:

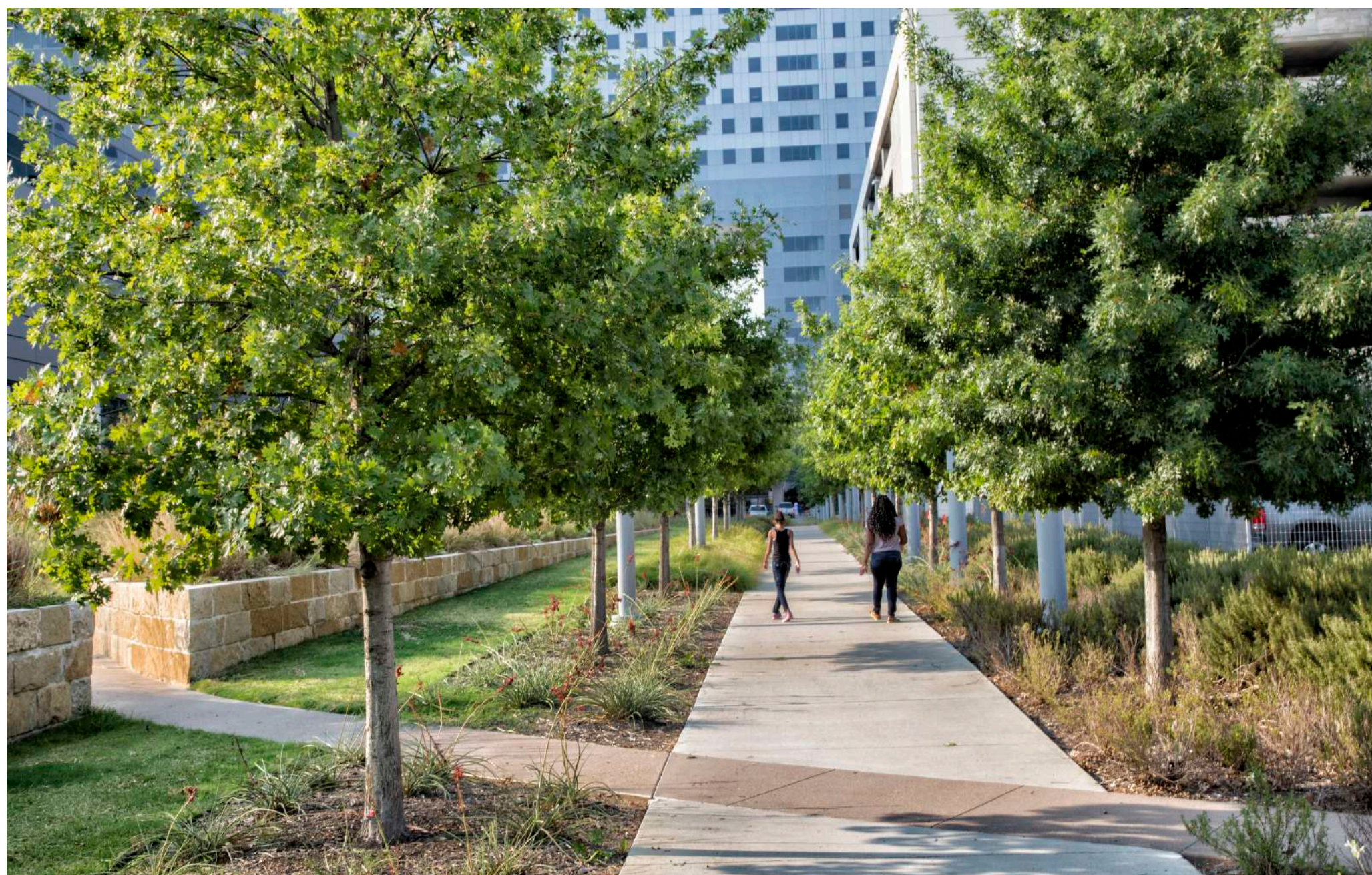
- The role of Landscape Design is to enhance the public realm and create lively connections between plots and open spaces.
- Design principles shall support the sustainability objectives of the Master Plan.
- Landscape design shall incorporate the use of native and drought tolerant, low water use plants.

- Landscaped areas shall be permanently irrigated and maintained. Planting shall create a healthy micro-climate conditions by providing shade, windbreaks and reducing solar impact on buildings.
- Landscaping shall be completed prior to building occupation and shall be maintained to a high standard at all times.

Public realm guidelines are defined based on the following key design principles:

- Character - Articulates how the landscape presents a strong identity and sense of place.
- Ease of movement - A place that facilitates pedestrian mobility & connects different sides of the development through a network.

- Legibility - A place that people can intuitively navigate, read and move through easily.
- Safety - Create open spaces that feel safe to walk or cycle through, due to their orientation, lighting and natural surveillance.
- Quality - Apply best practice design principles adapted to the site, creating attractive outdoor spaces that reflect open space hierarchy and diverse public realm experiences and activations.
- Durability - Use of resilient materials to ensure low maintenance and a permanent quality image over time.
- Sustainability - Maximize the conservation of natural resources, and consider the use of local materials, including native, naturalized and adaptive plant species, to minimize maintenance and irrigation requirements.



Landscape & Public realm

5.2 Open Space Network & Hierarchy

OPEN SPACE NETWORK

A network of open spaces has been carefully laid out on DHCC Phase I to increase livability, create a unique identity and promote activity, movement and interaction throughout the development and to cater for the highest level of comfort for the users. Public open spaces are categorized as follows:

- The right-of-way consists of links that connect an open space to another and thus, carefully consider the pedestrians, cyclists and transport in the design.
- The green openspaces features benches and social gathering areas and open lawns for people to sit, relax and stay.
- The local plaza's main purpose is to provide informal gathering spaces and help enhance the aesthetic value of its surroundings. As well as hosting some iconic features that marks a gateway on the entrances or corners of the development.
- Sikkas form the main green corridors that link different streets together. They serve as pedestrian walkways across the development and providing disconnection and shelter from the external busy life city.
- Gateways are the main entrances to Dubai Health Care City Phase I. Those areas should be designed to attract and impress the visitors with their landscape and architectural elements.

“The public domain throughout the development as ROWs, plazas, and sikkas are designed to maintain pedestrian interactive nodes connecting open spaces and the different plots of the project site”.



LEGEND

Open Space
Local Plaza

ROW Streetscape
Sikka

ROW Greenery
Gateway (Indicative)

Landscape & Public realm

5.2 Open Space & Hierarchy

SHADING STRATEGY

The shade strategy aims to establish an increase in outdoor thermal comfort through providing trees spaced in such a way that it will provide enough shade for the users of the public realm and active frontages. For areas that cannot accommodate a tree, shade structures are provided.

The strategy ensures that maximum shade interventions are placed in the areas of highest footfall and encourages outdoor activity.

At key pedestrian linkages within community courts where pedestrian footfall is expected to be higher, there needs to be a higher degree of shading.

These priority links include the interconnected green sikkas, and connecting links between main plazas and open spaces. This enhanced shade will be provided by structures if needed and shade trees to compliment it.

This strategy with the shading structures provided along with shady green trees will provide a comfortable outdoor environment for the pedestrians on the public realm using walkways in a safely shaded and naturally cooled space.



LEGEND

Architectural Shade
Structure & Shade Tree

Shade Tree

Landscape & Public Realm

5.2 Open Space & Hierarchy

POCKET OPEN SPACES

The aim of these guidelines is to find principles that will aid in designing those open spaces in a sustainable, coherent, and safe manner maintaining diversity and variety of offering throughout the different areas.

The pocket open spaces can be found across the site the vary in size from small to large, and from linear to squared open spaces.

The open spaces are to offer appealing landscape that invites the pedestrians

to come sit and relax where they could also host recreational activities for the residents around them.

The look and feel of those open spaces is illustrated in this section depending on the softscape and hardscape materials to be used while designing those parks.

The following guidelines to be considered:

- Plants used should complement the lively character of open spaces providing shade and color to the atmosphere (Please refer to the plant palette for more details about specific plants to be used).

- Landscape treatments shall include a variety of public facilities where applicable.
- A minimum of 60% shade should be provided for all open spaces.
- Shrubs used are to maintain the lush character of the gulf region.
- Materials used are to address the natural feel of spaces and to reflect the sustainability principles of the development.
- Landscape furniture should include but are not limited to benches, bollards, shade structures, and water features. (Please refer to hardscape materials schedule for more details about furniture palette).
- All landscape materials are to be of high quality and suitable for the Dubai climate.

MOOD IMAGES



SOFTSCAPE

Trees



Shrubs & Ornamental Grass

Ground covers



PAVING

Cobblestone Pavers

Concrete Pavers

Landscape & Public Realm

5.2 Open Space & Hierarchy

LOCAL PLAZAS

Guidelines are to complement a unified character of the series of linked multi-functional public plazas within the development.

Plazas in DHCC I have been laid out to offer informal gathering spaces and landscape links for public use between plots. Guidelines to design these plazas are as follows:

- Plants used should provide a consistent balance between the softscape and the hardscape of those areas (Please refer to the plant palette for more details about specific plants to be used).
- A minimum of 80% shade is to be provided for all plazas.
- Plazas are to cater for small group activities and interact with adjacent retail land uses if applicable (e.g. cafes).
- Furniture has to adhere to the minimal geometry of the surrounding. (Please refer to hardscape materials schedule for more details about furniture palette).
- Plazas can host iconic features like a water feature or a sculpture to mark a gateway.

MOOD IMAGES



SOFTSCAPE

Trees



Shrubs & Ornamental Grass

Ground covers

PAVING



Cobblestone Pavers



Concrete Pavers

Landscape & Public Realm

5.2 Open Space & Hierarchy

SIKKAS

Sikkas serve as the main green connections between areas. The following principles should be taken into account while designing Sikkas:

- Choice of plants should depend primarily on size due to the narrow width of those pathways. Small trees, shrubs with a limited spread, and ground covers are to be thought of. (Please refer to the plant palette for more details about specific plants to be used).
- A minimum of 80% tree shade is to be provided.
- Pavement with smooth finishes is to be considered to maximize the comfort of walker.
- Minimum furniture is to be included only in areas where there is need for it.

MOOD IMAGES



Trees



Ground covers



Shrubs & Ornamental Grass



Stone Pavers



PAVING

SOFTSCAPE

Landscape & Public Realm

5.2 Open Space & Hierarchy

GATEWAYS

Those guidelines aim to provide high quality standards for the main entrances to DHCC I giving it the highest standards as one enters the development.

The following guidelines are to be respected for gateway areas:

- Use of plants must aim to provide colorful attractive foliages and textures (Please refer to the plant palette for more details about specific plants to be used).
- Palms to be concentrated in those areas to emphasize the linear perspective into the development.
- Gateways should include architectural elements that highlight the entrance to the development.
- Pavement material with details in texture is to be used on Gateways to maximize the aesthetics of the overall space.
- Minimum furniture is to be included only in areas where there is need for it.

MOOD IMAGES



SOFTSCAPE

Trees



Shrubs & Ornamental Grass

Ground covers

PAVING



Cobblestone Pavers

Concrete Pavers

Landscape & Public realm

5.3 Public Realm & Landscape Character

PEDESTRIAN CORRIDORS

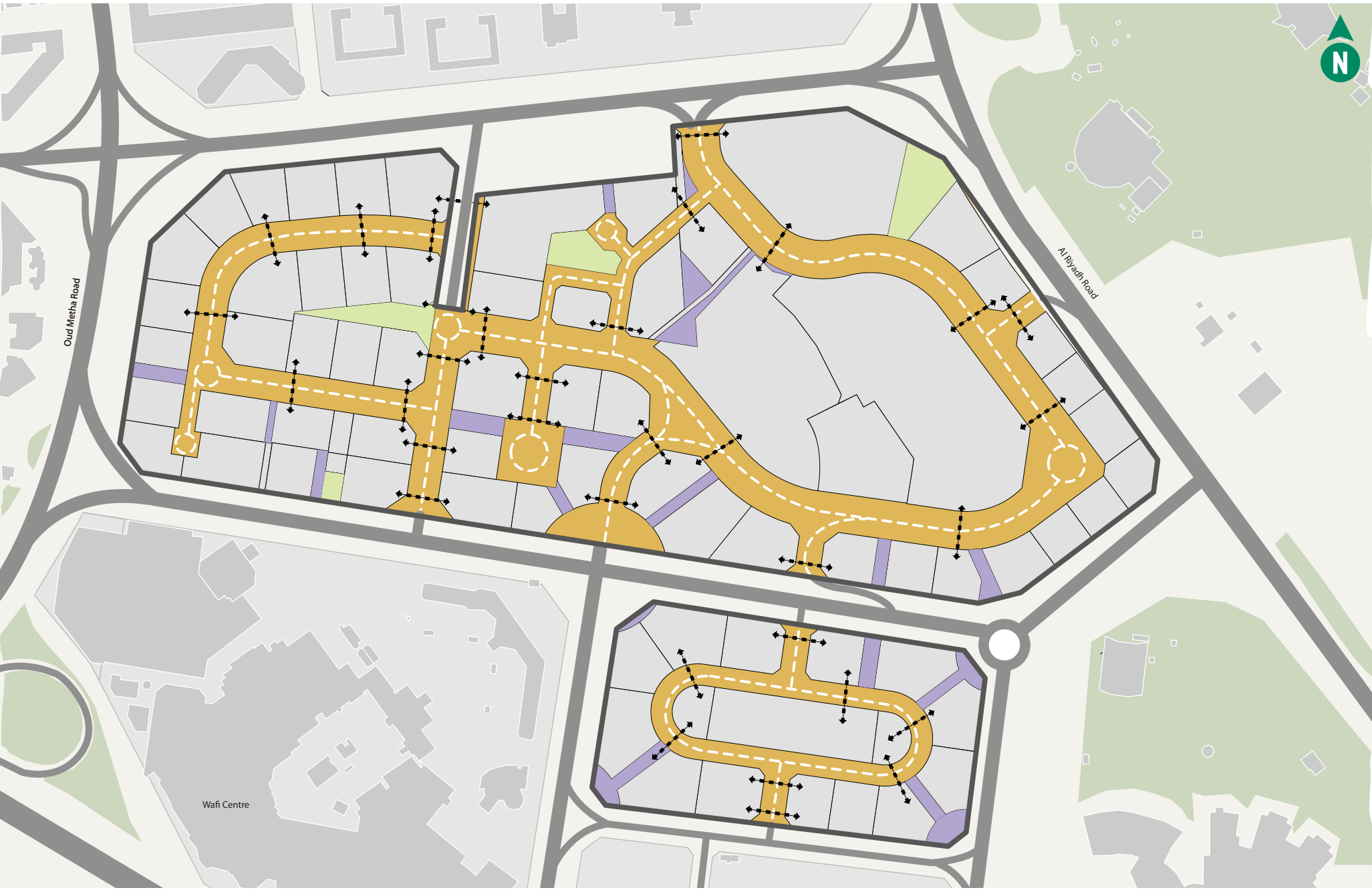
PRIMARY PEDESTRIAN CIRCULATION

Primary pedestrian circulation runs along the highly-traveled paths that link major destinations across the development.

These paths are usually located on the sides of a main road and are often shaded with trees or shade structure when needed. The are buffered with a planting strip from the carriageway. It can host a bicycle or jogging track if applicable where it becomes shared when there are limits in space.

SECONDARY PEDESTRIAN CIRCULATION

The secondary pedestrian circulation network is located along the smaller streets connected to the main roads and with the interconnected sikkas/pedestrian links.



LEGEND

Primary Pedestrian Circulation

Secondary Pedestrian Circulation

Indicative Pedestrian Crossing

Open Space

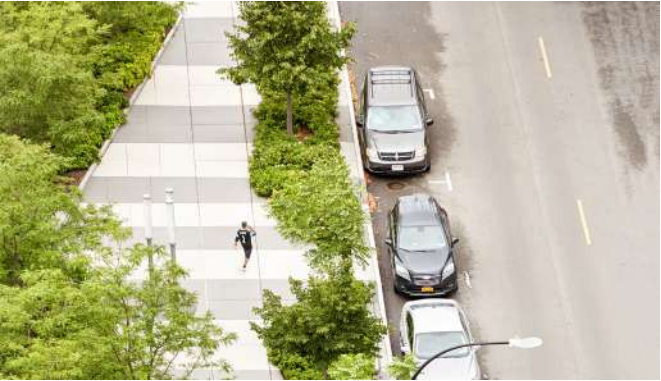
Landscape & Public realm

5.3 Public Realm & Landscape Character

PEDESTRIAN CORRIDORS

MOOD IMAGES

Sidewalks



Cross-walks



Landscape & Public Realm

5.3 Public Realm & Landscape Character

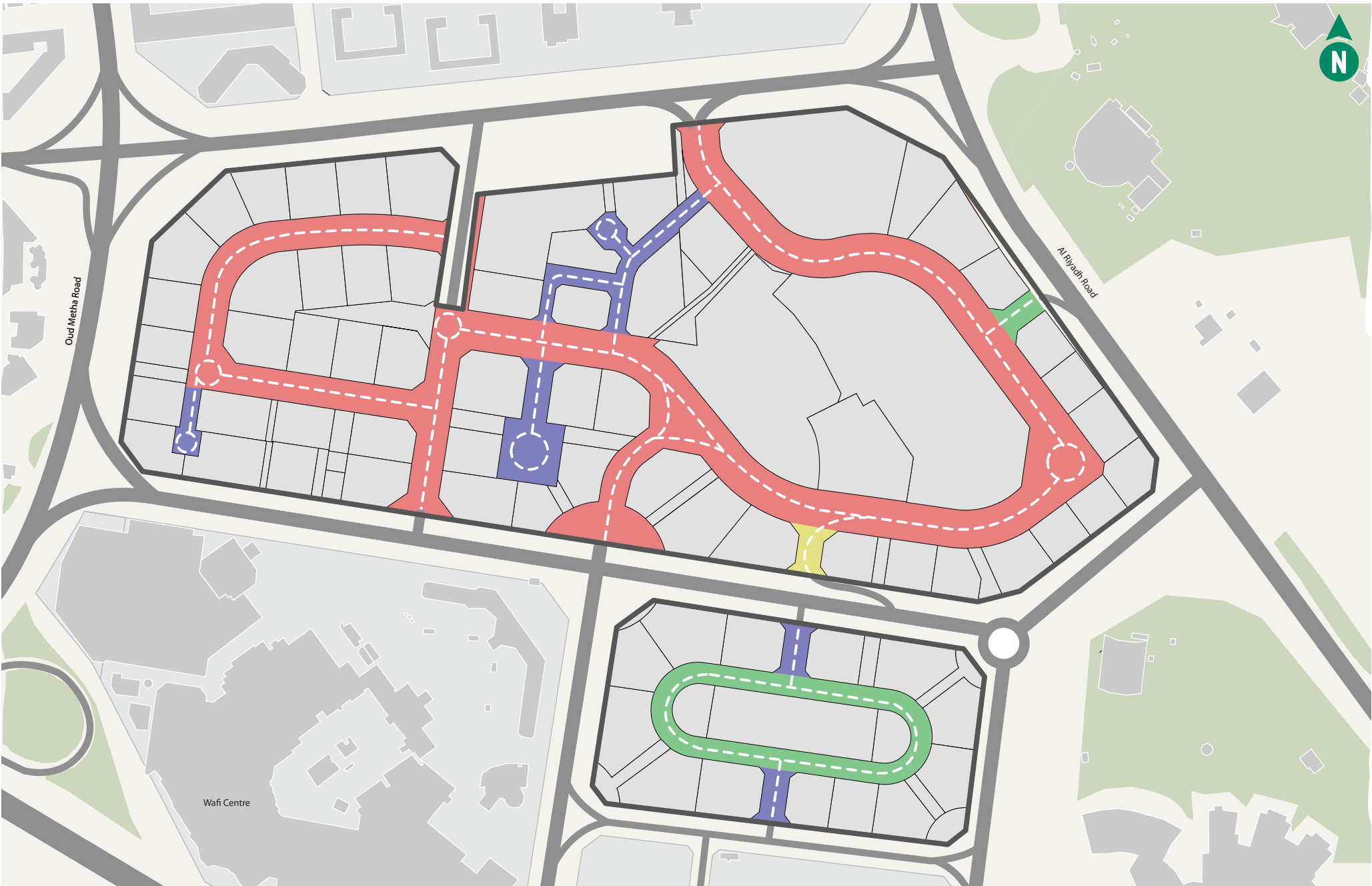
VEHICULAR CORRIDORS

The aim of these guidelines is to unify the streetscape character and provide basic principles for the planting along the sidewalks of major ROW's.

A typical streetscape is composed of a shaded 2.0-m wide footpath which may also vary in width with occasional nodes for sitting and public installations and features, buffered by a planting strip from the carriageway.

- There are Two main ROW's are identified for the Master Plan:
- Single Carriageway - 1x1 Lane - Narrow
 - Narrow roads that form the main vehicular network at secondary access points
 - Dual Carriageway - 2x2 Lanes
 - The major vehicular spines connecting and looping inside the development.

- Two special cases for ROW's are identified below:
- One-Way Carriageway - 1 Lane
 - One-Way Carriageway - 2 Lanes
- The special cases ROWs are minimal around the development and follow the same plantation and hardscape palette of the main ROW theme to have an overall consistent look and feel that ties the development.



LEGEND

One-Way Carriageway
1 Lane

Single Carriageway
1x1 Lanes

Dual Carriageway
2x2 Lanes

One-Way Carriageway
2 Lanes

Landscape & Public Realm

Vehicular Corridors

DUAL CARRIAGEWAY - 2X2 LANE

This road corridor provides is the main loop connecting across the whole development. The road right-of-way is oversized to create a structured tree-lined boulevard, with generous tropical foliage planting. The corridor provides space for public domain on either sides of the road. This area will be primarily filled with planting and organized for shared space for retail spillover spaces and pedestrian movement.



SOFTSCAPE



Trees



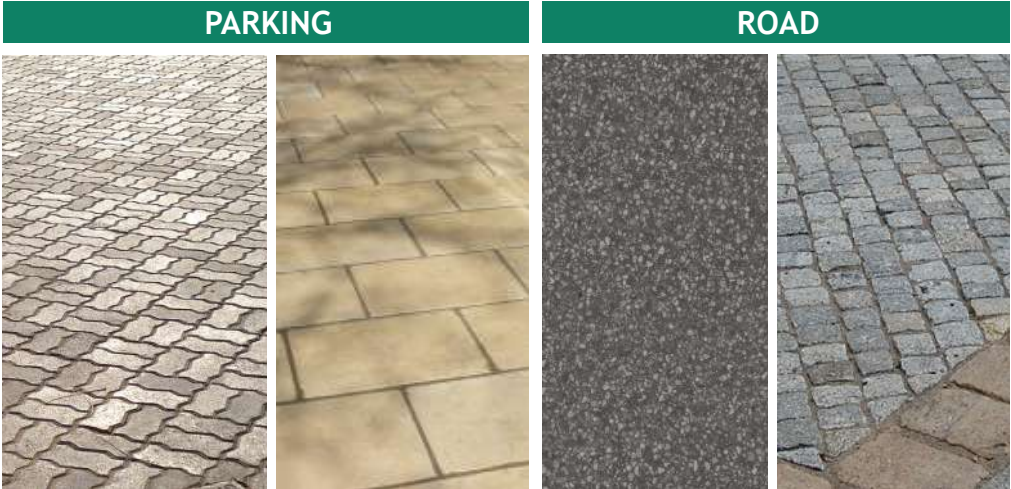
Ground covers



Shrubs & Ornamental Grasses



PAVING

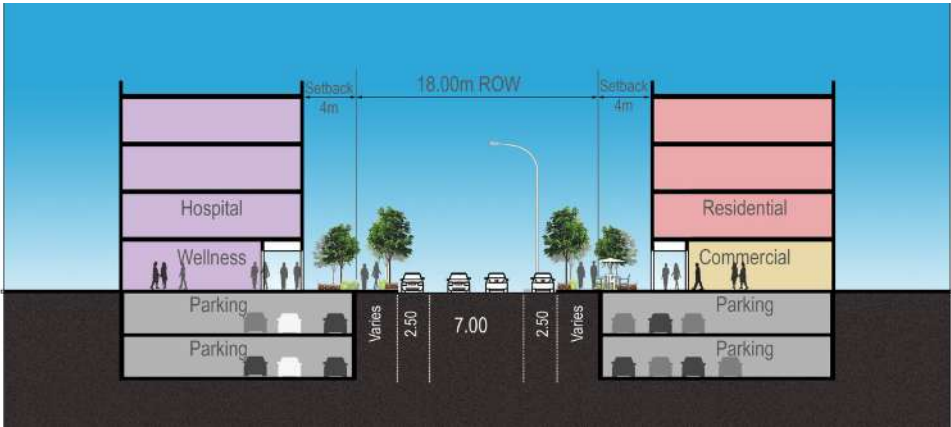


Landscape & Public Realm

Vehicular Corridors

SINGLE CARRIAGEWAY - 1X1 LANE_NARROW

The road corridor is mainly at access points. It is conceived that this road will have a lower level of planting, creating a “green” marker throughout the community. Canopy tree planting will provide shade, enclosure and scale definition. Public domain provides opportunities for shared space for pedestrian movement.



SOFTSCAPE



Trees



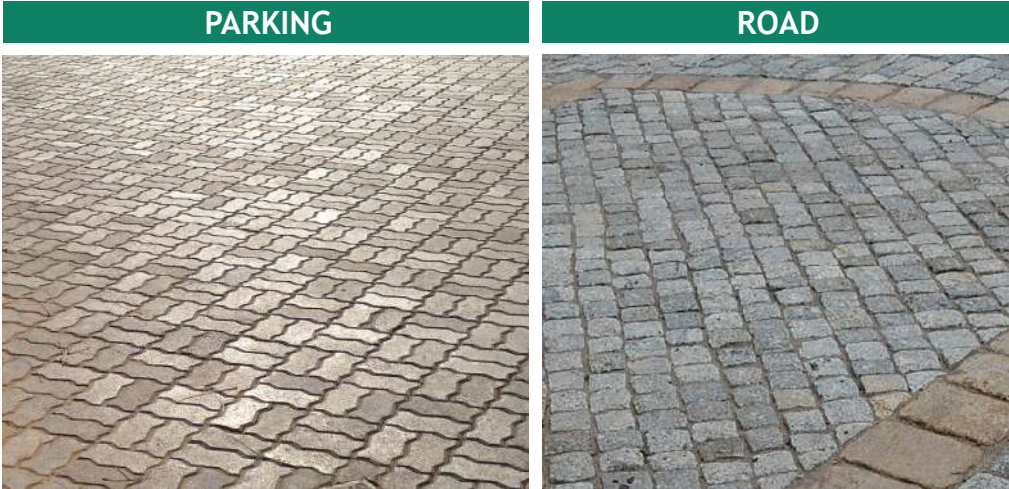
Ground covers



Shrubs & Ornamental Grasses



PAVING



Landscape & Public Realm

5.4 Hardscape General Guidelines

STREET FURNITURE

BICYCLE RACKS

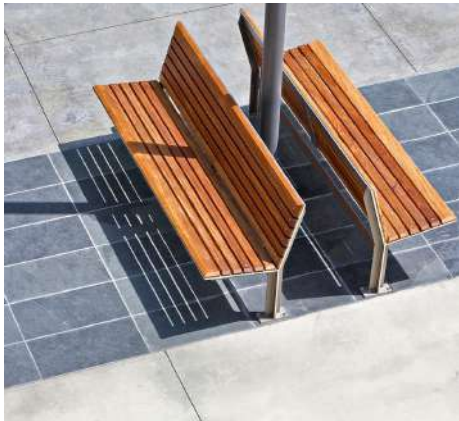
Simple geometry bike racks with pale grey color



BENCHES

Materials used for benches have to endure extreme weather conditions.

Desired materials: timber and steel.



BOLLARDS

Bollards should have a coherent material/color palette.

Desired color: light Gray tone



BINS

Bins with a smooth finish shall be made of timber or pale grey steel.



PLANTING PITS

Planting pits should be recessed in the ground and aligned with the pavement to maintain a fine look for the spaces.



COLOR PALETTE

Color palette to be used for all Landscape Furniture to maintain a consistent look and feel of the public realm.



Shades of Grey

Shades of Camel

Shades of timber Brown

Landscape & Public Realm

5.4 Hardscape General Guidelines

SHADE STRUCTURES

FABRIC STRUCTURES

Fabric shade structures are to be used in small gathering spots and plazas if applicable.



PERGOLAS

Pergolas to be used in open spaces and terraced shared spaces.

Minimum height from ground level should be 4m.



ARCHITECTURAL

Architectural shade structures should be placed in main public areas such as the major open spaces or plazas.

Their form should reflect simplicity and high standards of design.



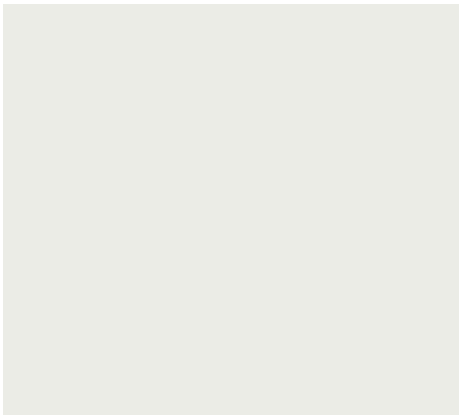
PARASOLS

Parasols are to be used in plazas for cafes and restaurants.



COLOR PALETTE

Color palette to be used for all Shade Structures to maintain a consistent look and feel of the public realm.



Shades of White-Beige



Shades of Red



Shades of Brown

Landscape & Public Realm

5.4 Hardscape General Guidelines

SIGNAGE & WAYFINDING

GENERAL STANDARDS

Signage will establish an image and identity for community while providing identification, direction and information. All signs will be appropriate to their context and location in terms of scale and manner. For example, signs on local streets shall be human-scaled and consistent with the nature of their surroundings. The requirements for the language, dimensions, illumination, design, and maintenance for all temporary and permanent signage will be established by the DHCC.

All buildings, roads, driveways and service areas must be clearly signed with clear and efficient way finding strategies.

- Signage shall establish a coordinated graphic system throughout the site.
- Site signage shall be consistent.
- Entry signage and building identification signage shall be well illuminated and free of planting and obstacles that might interfere with their visibility.
- Signage shall highlight appropriate access and circulation routes for emergency entry and exit.
- Neon signage shall be not permitted.

REQUIRED PERMIT

A Planning and Building Permit must be obtained from the DHCC prior to erecting, altering, displaying or relocating a temporary or permanent signage. Approval from the DHCC will be required for all advertising signage, directional and identification signage.

No signage, temporary or permanent, will be permitted on any plot, adjacent to any plot or on the structure of any plot without the prior approval of the DHCC. In granting approval, DHCC may impose any conditions it believes necessary and at its absolute discretion including but not limited to length of time, type, structure, design or lighting of signage and what can be displayed on the signage.

EXEMPTIONS AND PROHIBITIONS

The following signage shall be exempt from the requirement for Planning and Building Permits:

- Signage which are wholly within individual building enclosures and is viewed only by the occupants and visitors of that building.
- Traffic, parking, warning, danger, street name, utility marker, directional, information, official signage and legal notices issued by DHCC.

It shall be prohibited, except by special permission by the DHCC, to erect, alter, display or relocate any signage which:

- Does not conform to the provisions of the guidelines.
- Constitutes a traffic hazard by reasons of its size, location, projection, content, color or manner of illumination;
- Affixes to utility poles, trees, stones, bushes or other natural features, or other signage;
- Is structurally unsafe or not kept in good repair or maintenance;
- Advertises a business or product no longer operated or sold;
- Is not related to the premises on which the sign is erected;
- Projects over a public right-of-way, is closer than 2.5 meters to the curb or is closer than 1 meter to any side property line, as measured from the farthest projection of the sign;
- Obstructs neighboring signage or pedestrian traffic, either physically or visually.
- Is mounted on a roof.

SIGNAGE CRITERIA

The content of all directional and information signage shall be displayed in both Arabic and English.

For the purposes of the regulations, signage face shall be interpreted as follows:

FREESTANDING SIGNAGE:

- Signage face shall be the entire surface area of the signage on which a copy could be placed;
- Supporting structure or bracing of signage shall not be counted as part of a signage face area unless it constitutes part of the signage message;
- Where a signage has two display faces back to back, the area of only one face shall be considered the signage face area; and
- Where a signage has more than one display face, all areas which can be viewed simultaneously shall be considered the signage face area. Obstructs neighboring signage or pedestrian traffic, either physically or visually.
- Is mounted on a roof.

OTHER THAN FREESTANDING SIGNAGE:

- Where a message is fabricated together with the background which borders or frames that message, the signage face shall be the total area of the entire background; or
- Where a message is applied to a background, without a border or frame, the signage face shall be the area of the smallest rectangle, which can encompass all words, letters, figures, emblems, and other elements of the signage message.

SIGNAGE MAY BE ILLUMINATED IN THE FOLLOWING MANNER:

- Internal lighting - made of translucent material with internal lights
- Back lighting - lit in such a way that the external source of light illuminates the background
- Front lighting - lit by spotlights specifically directed at the signage.

Landscape & Public Realm

5.4 Hardscape General Guidelines

SIGNAGE & WAYFINDING

DIRECTIONAL SIGNS	INFORMATIVE SIGNS	ENTRY SIGNS
Directional signs shall have an eye level height with easy fonts to be read.	<p>A well developed logical plan for informative signs should be laid out on the Master Plan locating them in focal areas.</p> <p>It is advised that those signs have maps on them.</p>	Entry signs for main areas such as the open spaces or the plazas are to be designed with big fonts and large boards.
WALL SIGNS	WARNING SIGNS	COLOR PALETTE
Wall signs should have smaller fonts that could be read from a close distance.	Warning signs could be free standing or hanged on a wall.	Color palette to be used for all signage to maintain a consistent look and feel of the public realm with the post modern thematic character.

* Refer to Signage & Wayfinding guidelines document provided by DHCC master developer for the overall standards and requirements.

Landscape & Public Realm

5.4 Hardscape General Guidelines

LIGHTING

STREET LIGHTING

- Heights to be considered:
- Minor roads: 4m to 6m
 - Secondary roads: 6m to 8.5m
 - Primary roads: 8.5m to 12.5m



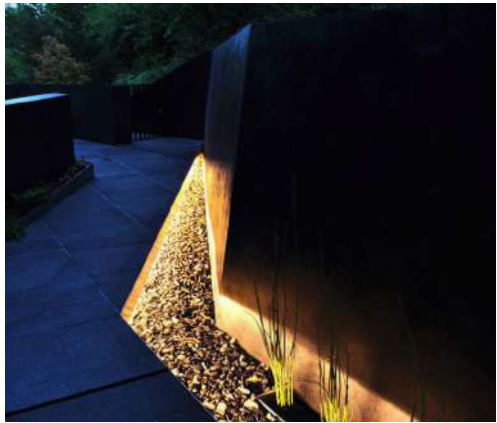
WAY FINDING

Way finding lights should be used on walkways in open spaces, sikkas, plazas and sidewalks.



ACCENT LIGHTING

Ambience lighting shall be used in places to highlight landscapes, textures, and materials.



ARCHITECTURAL

Important architectural structures are to be emphasized through lighting.



PUBLIC ART

Color palette to be used for all Shade Structures to maintain a consistent look and feel of the public realm.

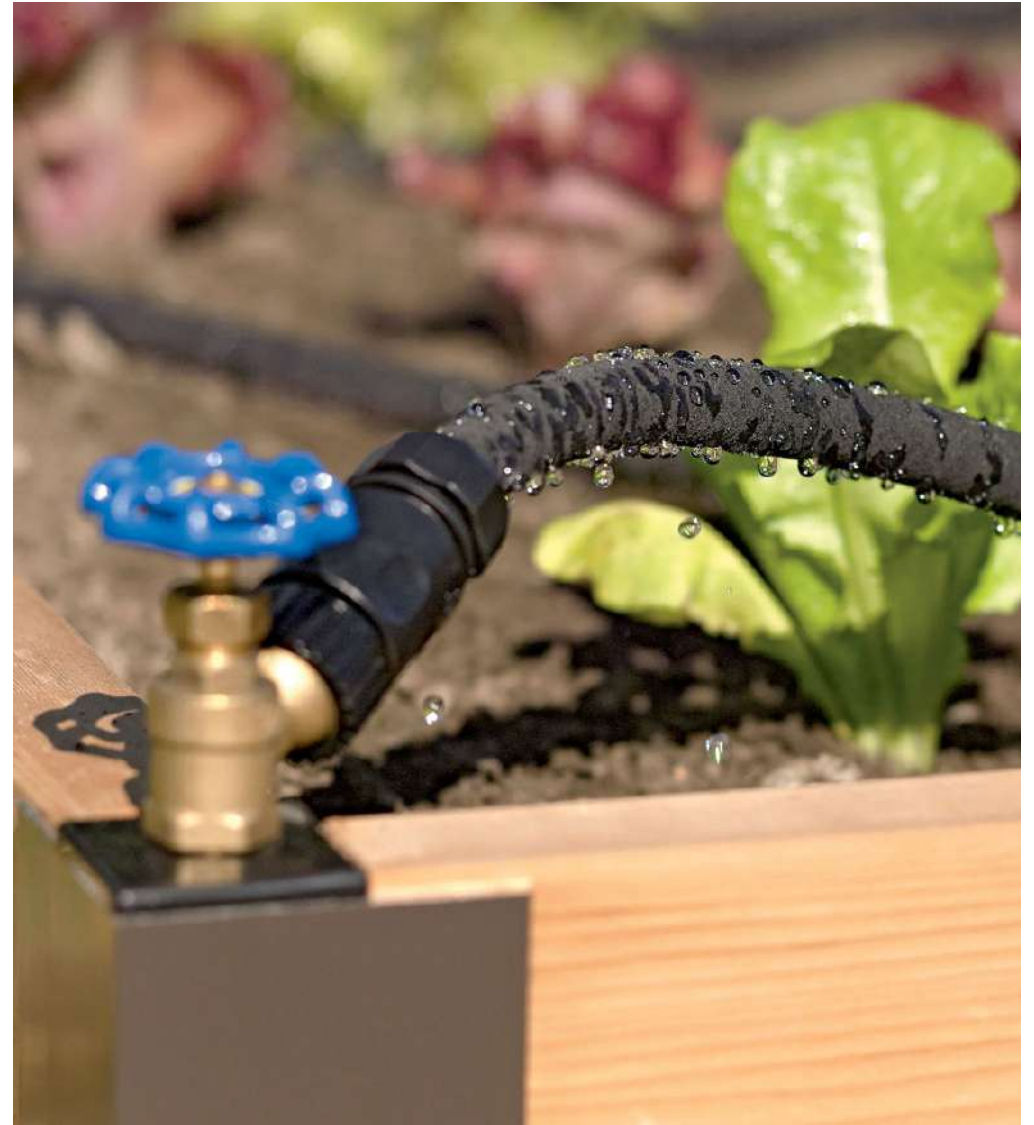


Landscape & Public Realm

5.4 Hardscape General Guidelines

IRRIGATION

- Irrigation systems are required for all planting areas, must be fed by a dedicated supply tank and operated automatically. Plans and proposals for utilizing potable/or non-potable water for landscaping are to be included in the landscape design and submitted for review and approval.
- Provision of water irrigation storage should be considered for all plots - preferably located below the ground level. This should collect roof drainage, floodwater, and grey water from household waste systems. The quality of the water should be monitored and chemically balanced.
- Irrigation water consumption must be kept to an absolute minimum, as determined by the appropriate plant material and irrigation method/ system selection.
- Efficient drip irrigation systems are preferable, and should be employed and included in the landscape design. The use of spray and flood irrigation systems is discouraged, and should not be considered. Only in instances where drip and other water-efficient irrigation systems are proven not feasible, may spray and flood irrigation systems be proposed and reviewed as an exception. In such instances, the landscape architect must demonstrate that other systems are not feasible. Irrigation is not permitted within 65 cm of any building foundation.



Landscape & Public realm

5.5 Softscape General Guidelines

SOFTSCAPE TYPOLOGY

The design should reinforce the site character and general feel of the local community. The urban form in the development incorporates a plant and material palette that responds to the local settings of the site.

Cultural & environmental values are to be protected and reinforced with cultural heritage elements integrated with the landscape design, like wooden shade structures, trellises etc.



Seasonal Accent Trees



Functional Shade/Directional Trees



Buffer/Screening Trees



Palm - Functional Shade/Directional use



Tall Hedges to Screen/buffer



Low Green Groundcover to Screen/Buffer



Low Colourful Groundcover - Accent



Seasonal plants - Accent



Low Shrubs - Directional

Planting Strategy

The planting strategy should be considerate of the existing local street tree context and should reinforce the hierarchy of streets and open spaces within the site.

The plant material selected should establish a strong sense of identity and character to each of the hierarchical open spaces. They should be able to create a comfortable micro-climate through shade.

The planting typology can be categorized into the following design requisites:

- Directional- Entry road trees & shrubs for walkways
- Functional-Shade trees, screen hedges etc.
- Accent planting- at strategic locations for emphasis, highlight.
- Buffer/screening - Tall evergreen tree/ shrubs to define the site precincts and screen undesired visual elements like utilities or mechanical boxes if applicable.

Landscape & Public realm

5.5 Softscape General Guidelines

SOFTSCAPE PALETTE

Trees



Phoenix Dactylifera



Delonic Regia



Peltophorum Inerme

Shrubs/Hedges



Bougainvillea glabra



Jatropha integerrima



Leucophyllum frutescens

Ground Covers



Pennisetum setaceum



Adenium obesum



Carrissa grandiflora



Portulacaria afra

Accent Plants



Agave desmettiana



Mixed succulents



Agave angustifolia marginata

Seasonal



Petunia SP



Vinca rosea



Tagetes SP

Landscape & Public realm

5.6 General Landscape Guidelines

GENERAL GUIDELINES

- Landscaping design and execution must consider and compliment architectural design and concept with reference to hard and soft landscape.
- Landscape details should achieve low maintenance and low water usage landscape.
- Landscape designs of individual site must confirm to broad landscaping concept of the complete site, but keeping in mind the individual requirement and concept.
- Landscape area adjacent to vehicular activity shall be protected by a permanent curb or a low wall.
- All fences, walls and gates must be designed as integrated part of the over all scheme and site design (ref. Boundary wall section).
- All material and finishes should be durable and finished in texture and color complimentary to the overall architectural and landscaping design.
- Landscape design must include shades for outdoor recreational areas and parking areas.
- All material and finishes should be durable and finished in texture and color complimentary to the overall architectural and landscaping design. Landscape design must include shades for outdoor recreational areas and parking areas.



Landscape should respect architecture



Sufficient space between road & building should be there

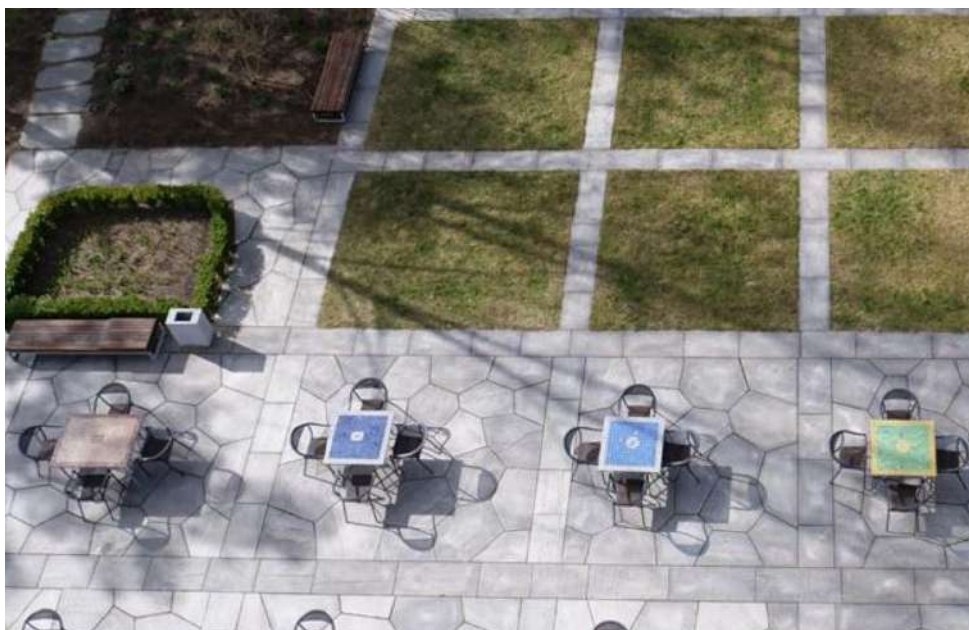


Vegetation should respect building scale

Internal Landscape Zone

The following landscape parameters apply to all uses:

- A minimum of 4 meter distance to be left between main entrance wall of the building and the parking plot in front of the main entrance of the building. Distance greater than 4 meters are advisable with proper pedestrian accesses defined by the good use of soft and hard landscape.
- Services area such as mechanical rooms, storage and loading-unloading bay should be screen appropriately with the help of trees, shrubs, ground covers or any other landscape features.
- All outdoor parking spaces should be covered with necessary shade structure and vegetation.



Landscape should have right combination of hard & soft elements



Use of interactive features

Landscape & Public realm

5.6 General Landscape Guidelines

Planting

- Landscape planting design should mainly consist of strong disease and insect resistant, draught and salt tolerant evergreen species of plants.
- Trees, shrubs and ground cover should follow the minimum specified height .
- Palm trees - minimum 3meter brown trunk.
- Trees - minimum 1.5meters high or 30cm diameter at breast height.
- Shrub - minimum 60cm height
- Ground cover consisting of living plant material maximum high 45cm
- Inert ground cover consisting of round tables, crushed rock and other approves materials.
- Minimum planting area should not be less than 4m²
- Irrigation system must be fully automatic with under ground watering system consisting of drip emitter, bubbles and spray heads as appropriate.
- A water storage tank with minimum 3 days irrigation need should be provided with external direct filling provision by the tanker.
- Landscape design should restrict water consummation to 5 ltrs/m² /day, At any given time of the year.
- For lawn irrigation, automatic sprinkles system to be used.
- The drilling and use of water wells for irrigation use will be subject to prior approval by relevant authorities.



Pergola for pedestrian comfort



Pergola for outdoor seating

Pergola and shade structures

Wooden pergolas and shade structures are integral part of design and should follow and respect buildings design style. Scale of such element either on building or outside should compliment the building style and scale.

- Pergolas for balcony and terraces must be internal part of design. Preferred material use should be concrete, wood or any other modern material suitable for the purpose.
- Pergola as entrance porch.
- Pergola to shade for pedestrian movement and out door terraces.
- Pergola as landscape element for the purpose of outdoor seating or play area.

Water Features

The use of water bodies and other water features are encouraged. Stress should be on innovate water body design. These water bodies should be part of landscape design and in proportion to the building / site scale.



Innovative use of water features

Landscape & Public realm

5.6 General Landscape Guidelines

HARDSCAPE

The landscape character of the surroundings is to be of a Mediterranean style in nature. The building architecture, the color and paving material plant palette are all chosen to complement the style.

The paving materials to be used are concrete stone pavers of varying sizes. The property limits are to be treated with distinct paving materials. The vehicular driveways are to be finished with interlock pavers that are distinctive of the usage.

Paving Palette



Paving on sidewalks



Paving on medians



Paving on driveways



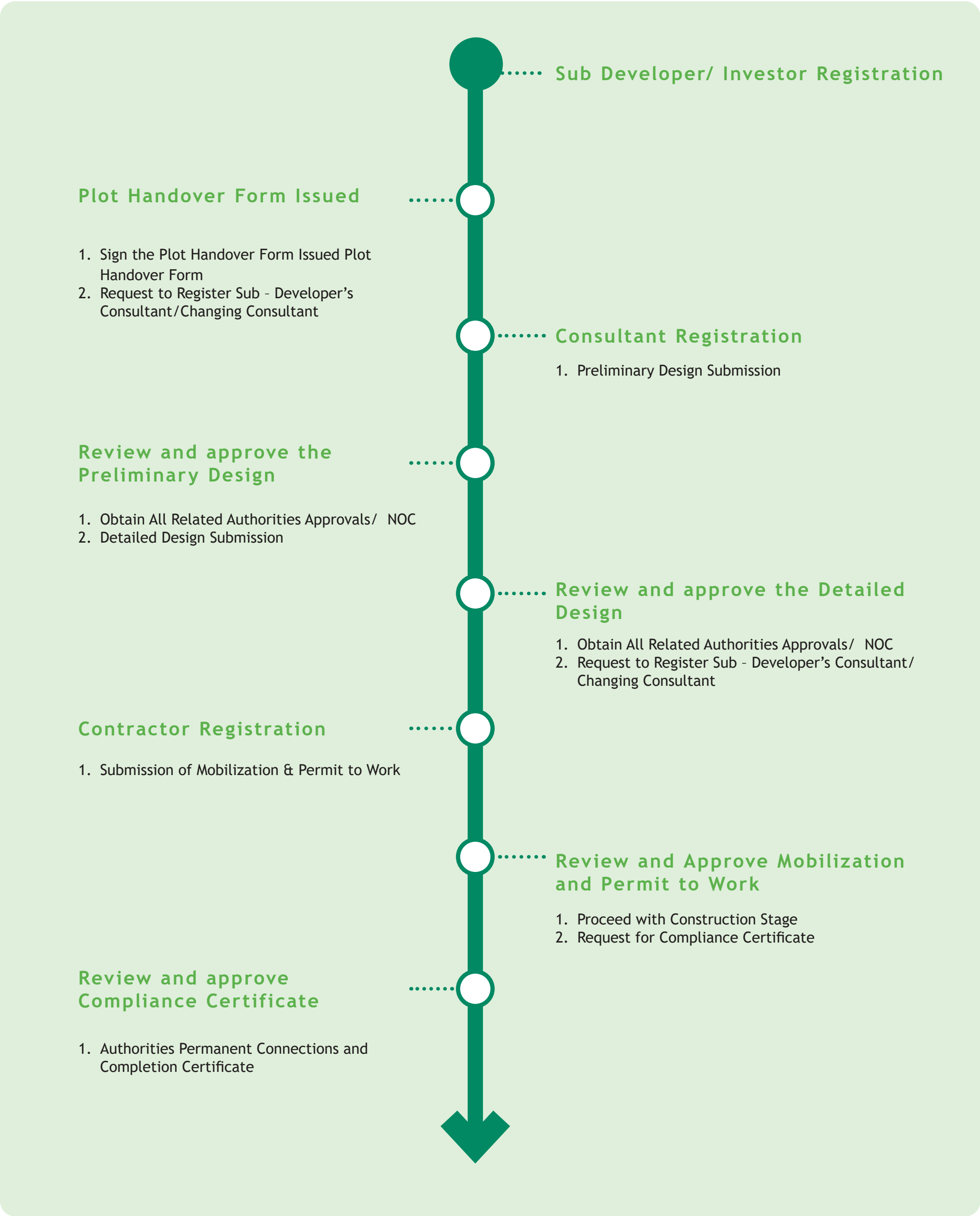


06 CODES, REGULATIONS, FORMS & PROCEDURES

Codes, Regulations, Forms & Procedures

6.1 Submission & Approval Process

The details of the stages narrating the full process of Investor/Sub Developer’s submission/approval process is shown in the following flow chart.



Codes, Regulations, Forms & Procedures

6.2 General Codes & Regulations

CODES & REGULATIONS:

- Application of these guidelines shall be undertaken by DDA which is also the permitting planning authority for Dubai Health Care City Development.
- The designs generated should comply to all the other necessary codes and guidelines required to achieve Building permit issued by DDA and other relative authorities.

OTHER

- Dubai Municipality Green Building Regulations
- Additional guidelines pertaining to any architectural element can be obtained from the Developer or the Community Management upon request.

LIST OF STANDARDS FORMS & NOCs to be submitted

- Site plan request
- Preliminary design approval request
- Final design approval request
- Building permit request
- Land demarcation request
- NOC request
- Completion certificate request
- Request to conduct soil investigation
- Temporary hoarding request
- Structural inspection request
- Structural inspection record
- Detailed Shoring & Piling Approval
- Request to Change Development Regulations
- Request for approval of Conditional Use
- Request for Zoning Exception
- Violation Notice
- NOC Request Dewatering Route
- Mobilization Permit Request
- Piling/Shoring/Excavation Permit Request
- Request to Change Consultant/Contractor
- Design Revision Approval Request
- Under Taking Letter
- Project Details Sheet

Codes, Regulations, Forms & Procedures

6.3 Review Procedures

PURPOSE

This part of the guidelines establishes procedures for the review of any and all development projects within DHCC. It includes but is not limited to:

- Preliminary screening of development projects to ensure development content and land use elements are consistent with the Master plan for the site and DHCC intentions, before detailed design work is carried out.
- Site plan review to ensure that designs reflect the planning and urban design requirements of the Master plan, and that the provisions of the guidelines are complied with.
- Final design review and DHCC permit issuance.
- Review to ensure that projects are in compliance with the DRC of the DHCC.
- Review procedures for DRC exceptions, variances and conditional uses.

It should be noted that any approval granted by DHCC for Development on the Dubai Healthcare City 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. Refer to Approval Flow Chart.

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 DHCC. This meeting will allow the applicant to become familiar with the DHCC and its requirements.

It will also facilitate the understanding of a proposed project prior to investing in costly design hours.

PRELIMINARY DESIGN REVIEW

DHCC shall review all preliminary plans for development within Dubai Healthcare City. This shall involve the submission of the following:

- Building concept plan
- Preliminary elevations, sections, and 3D sketches
- Site layout plan

The submission shall be accompanied by a fully completed Preliminary Design Approval Request Form. Preliminary designs shall be the work of an architect registered, classified and licensed to perform work in Dubai. All drawings shall be drawn to scale, establishing building heights, setback lines, property lines, general landscaping, and parking. Two copies shall be submitted of each drawing, along with all other attachments as listed on the submission form.

PRELIMINARY DESIGN APPROVAL

Following review of the plans in accordance with the guidelines and applicable international, standards and within 7 working days 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 requested to proceed to final design 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.

FINAL DESIGN REVIEW

Following approval of the Preliminary Design, the applicant shall submit an application for Final Design Review. This submission shall be accompanied by a fully completed Final Design Approval Request Form, 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

Three copies of the drawings shall be submitted for review. Compliance to all aspects of this ordinance will be determined, including DHCC site, architectural and urban design standards. Designs found to be in compliance will be issued a No objection to proceed from DHCC.

FINAL DESIGN APPROVAL

Within 20 working days of receipt of an application the DHCC shall invite the applicant to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be requested 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 “No Objection” or “rejected” stamped on them. One similarly marked copy will be kept by DHCC.

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

Codes, Regulations, Forms & Procedures

6.3 Review Procedure

EXPIRATION

Unless otherwise specified by DHCC 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 DHCC for finalization of designs or beginning of construction so long as such extension is requested prior to the end of the 2-month period.

BUILDING AND SITE DESIGN MODIFICATION

Minor modification to approved preliminary design, site plan or building design may be permitted by DHCC 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.

DEVELOPMENT REGULATION EXCEPTIONS

Should an applicant find that the project they wish to develop in the PUD 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. Exceptions will be reviewed by DHCC on a case-by-case basis to determine if they are beneficial to the overall development of DHCC. Should DHCC find in favor of the applicant, the applicant may proceed with the preliminary design review process.

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 guidelines requirements.

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

CONDITIONAL USES

Any investor or developer interested in utilizing a property for a conditional use as permitted within the DHCC premises may file an application with DHCC. 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

DHCC shall review all submitted documents and make a determination as to the appropriateness of the use within Dubai Healthcare City. A letter stating approval or disapproval shall be sent to the applicant following said determination.

Codes, Regulations, Forms & Procedures

6.4 Enforcement

PURPOSE

The purpose of this section is to ensure that the quality and standards set forth by DHCC are carried out by all developers and contractors active on the site and that any violation of these standards be immediately corrected.

RESPONSIBILITY

It shall be the duty of DHCC to monitor and ensure that all development, businesses, and operations within Dubai Healthcare City are in compliance with all aspects of the guidelines.

CONSISTENCY WITH APPLICATION AND APPROVED

PLANS

All development within Dubai Healthcare City shall be consistent with the application and approved plans of said development. Any variation from the application or approved plans in terms of use, arrangement, or construction shall be construed to be in violation of the guidelines.

Any structure which has been constructed, altered, converted, re-modeled, or maintained contrary to the provisions of the Dubai Healthcare City Development Regulation Guidelines, or any use of land or structure maintained or occupied contrary to the provisions of these Development Regulations is said to be contrary to the orderly development of Dubai Healthcare City, and is therefore deemed to be in violation of these Regulations.

ENVIRONMENTAL REGULATIONS VIOLATIONS

Non-compliance with requirements of the DM Environmental Regulations shall be deemed a violation of the Dubai Healthcare City Development Regulations.

RESPONSIBILITY FOR COMPLIANCE

It shall be the responsibility of all architects, engineers, contractors, applicants/leaseholders, and other persons responsible for individual development projects, their construction or alteration, to ensure that proper permits have been issued before such work is begun. Any architect, engineer, contractor or other person performing such work without the appropriate permits will be deemed to be in violation of these Regulations and shall be held liable in the same manner as the leaseholder of the property.

COMPLAINTS REGARDING VIOLATIONS

Any complaint concerning a violation of this ordinance shall first be filed with DHCC. Such complaints shall fully and clearly state the nature of the alleged violation, the dates of the occurrence, and the alleged violating parties. DHCC will document all such complaints, investigate, notify DM when appropriate (if, for example, the violation impacts on surrounding properties or public areas), and take appropriate action.

NOTICE OF VIOLATIONS

Any person or persons found to be in violation of these Regulations shall be given notice in writing. Such written notice shall be issued by DHCC and shall indicate the nature of the violation and whatever course of action is necessary to rectify it. Such action may include discontinuance of illegal uses or structures, removal of illegal structures, additions, and alterations, or the discontinuance of illegal work as may be appropriate. DHCC will initiate enforcement proceedings for any failure to immediately comply with a notice of violation.

ENFORCEMENT AGAINST VIOLATIONS

Appropriate actions and proceedings shall be taken to prevent unlawful construction, to recover damages, or to restrain, correct, or abate any violation of the DR. The DHCC shall assess the appropriate penalty within 15 days of issuing a Violation Notice. DHCC shall also calculate any penalties assessed based upon the date of issuance of the Violation Notice.

PENALTIES

The DHCC will assess penalties (in accordance with current authorities practices where appropriate) against any person or persons who violate the provisions of these Development Regulations.

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

Required forms listed below can be obtained from the Master developer:

1. Sub-Developers Submission/Approval Process Flow Chart
2. Plot Handover Form (If Applicable)
3. Registration of Consultant or Contractor Application Form
4. Preliminary Design Application Form
1. Detailed Design Application Form
2. Mobilization- Permit to Work NOC Application Form
3. Compliance Certificate Application Form
4. Modification Design Application Form
5. General Request Application Form
6. Exception Request Application Form

Please note that the form along with required documents to be submitted via email to Projects@dhcc.ae.

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained


PLOT HANDOVER FORM

PLOT HANDOVER CERTIFICATE		
Seller	Dubai Healthcare City	
Purchaser		
Phase		
Plot No.		
Hand Over Date:		
Terms & Conditions of Plot Hand Over:		
The Purchaser hereby accepts that:		
a. The Purchaser is given possession and occupation of the Plot(s) on the date assigned above (the Hand-Over Date).		
b. The Purchaser acknowledges and understands that the Plot is being sold “as is” and is subject to the conditions contained in the SPA.		
c. On the Hand-Over Date all risk in and benefit in respect of the Plot shall pass to the Purchaser.		
d. The Purchaser shall from hand-over date indemnify and hold the Seller and its agents and contractors harmless against all claims, proceedings, costs, damages, expenses and losses arising out of any damage to property or existing infrastructure utilities and house connections.		
Seller’s Authorized Signatory		Purchaser’s Authorized Signatory
For Dubai Healthcare City		
Name :		Name :
Signature:		Signature:
Date:		Date:
Plot Affection Plan attached for Reference		

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

REGISTRATION OF CONSULTANT OR CONTRACTOR APPLICATION FORM

REGISTRATION OF CONSULTANT/ CONTRACTOR APPLICATION FORM						
PLOT INFORMATION						
Plot No. (As per Affection Plan)						
Phase		Land Use		Project Name		
APPLICATION INFORMATION						
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp		
Power of Attorney/ Authorized Signatory Name						
Tel/ Mob Number			Email			
New Consultant's/ Contractor's Name				Owner Sign/Stamp		
License No.		Authorized Signatory Name				
Tel/ Mob Number			Email			
Old Consultant's/ Contractor's Name				Owner Sign/Stamp		
License No.		Authorized Signatory Name				
Tel/ Mob Number			Email			
REQUIRED DOCUMENTS						
<ul style="list-style-type: none">Identify Documents that are submitted by Tick Marking each Documents listed below.All Documents should be submitted in PDF Format.Documents should be submitted in a Digital format, organized into folder as identified by Folder Code against each Document Title as below. (GD): General Documents						
The items listed below required for the new, resubmission unless otherwise specified for	Submission Type	Document's Size	No. of Sets	Folder Code	Submitted (Yes)	
Consultant/ Contractor's Company profile	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>	
Authorization Appointment Letter	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>	
Valid Consultant/ Contractor's Trade License (New)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>	
Valid Consultant/ Contractor's Trade License (Old-in case of changing Consultant / Contractor)	Changing	A4	1	(GD)	<input type="checkbox"/>	
Professional Indemnity (Consultant)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>	
FEE STRUCTURE AND PAYMENT DETAILS						
Refer to DHCA Pricing Schedule						
NOTES AND DECLARATION						
<ul style="list-style-type: none">The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.The Applicant shall be liable for any Legal Obligations which may occur due to Invalid Documents being submitted along with this Application.						
Date :			Applicant's Authorized Name & Signature/ Stamp			
FOR DHCA USE ONLY						
Submittal's Registration Decision						
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>				
Notes						
Date		Received By		Signature		
Application Ref. No						

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

PRELIMINARY DESIGN APPLICATION FORM

REGISTRATION OF CONSULTANT/ CONTRACTOR APPLICATION FORM

مدينة دبي الطبية

Dubai Healthcare City

PLOT INFORMATION

Plot No. (As per Affection Plan)

Phase

Land Use

Project Name

APPLICATION INFORMATION

Property Owner Name (Developer/ Purchaser)

Owner Sign/Stamp

Power of Attorney/ Authorized Signatory Name

Tel/ Mob Number

Email

New Consultant's/ Contractor's Name

Owner Sign/Stamp

License No.

Authorized Signatory Name

Tel/ Mob Number

Email

Old Consultant's/ Contractor's Name

Owner Sign/Stamp

License No.

Authorized Signatory Name

Tel/ Mob Number

Email

REQUIRED DOCUMENTS

• Identify Documents that are submitted by Tick Marking each Documents listed below.

• All Documents should be submitted in PDF Format.

• Documents should be submitted in a Digital format, organized into folder as identified by Folder Code against each Document Title as below. (GD): General Documents

The items listed below required for the new, resubmission unless otherwise specified for	Submission Type	Document's Size	No. of Sets	Folder Code	Submitted (Yes)
Consultant/ Contractor's Company profile	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Authorization Appointment Letter	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant/ Contractor's Trade License (New)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant/ Contractor's Trade License (Old-in case of changing Consultant / Contractor)	Changing	A4	1	(GD)	<input type="checkbox"/>
Professional Indemnity (Consultant)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>

FEE STRUCTURE AND PAYMENT DETAILS

Refer to DHCA Pricing Schedule

NOTES AND DECLARATION

• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.

• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid Documents being submitted along with this Application.

Date :

Applicant's Authorized Name & Signature/ Stamp

FOR DHCA USE ONLY

Submittal's Registration Decision

Completed Submission☐

Incomplete Submission☐

Notes

Date

Received By

Signature

Application Ref. No

Dubai Healthcare City, P.O. Box: 66566, Dubai, UAE
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172

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

DETAILED DESIGN APPLICATION FORM

DETAILED DESIGN APPLICATION FORM

مدينة دبي الطبية

Dubai Healthcare City

SUBMISSION TYPE

☐ New DD Submission

☐ Re-submission DD (Specify DHCC Previous Ref. No)

Submission No.

☐ Revision (Specify Previous DD Approval Ref. No)

Submission No.

☐ Revalidation (Specify DD Expired Approval Ref. No)

Submission No.

PLOT INFORMATION

Plot No. (As per Affection Plan)

Phase

Land Use

APPLICATION INFORMATION

Property Owner Name (Developer/ Purchaser)

Owner Sign/Stamp

Power of Attorney/ Authorized Signatory Name

Tel/ Mob Number

Email

Consultant's Name

Owner Sign/Stamp

License No.

Authorized Signatory Name

Tel/ Mob Number

Email

REQUIRED DOCUMENTS

• Identify Documents that are submitted by Tick Marking each Documents listed below.

• All Documents should be submitted in PDF/ AutoCAD Format.

• Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.

The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation	Submission Type	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)
Set of Architectural Drawings (With Consultant/ Owner Signature)	New/ Resubmission	A2	1	(ARCH)	<input type="checkbox"/>
Design Intent Reports	New/ Resubmission	A4	1	(GD)	<input type="checkbox"/>
Sample Boards for External Material's Finishes	New/ Resubmission	A2	1	-	<input type="checkbox"/>
Original Authorization Appointment Letter	All	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant Trade License	All	A4	1	(GD)	<input type="checkbox"/>
Set of Revised Architectural Drawings	Revision	A2	2	(ARCH)	<input type="checkbox"/>
Set of Latest DD approved drawings from DHCA	Revision/ Revalidation	A2	1	(ARCH)	<input type="checkbox"/>
Least DD approval letter from DHCA	Revision/ Revalidation	A4	1	(GD)	<input type="checkbox"/>
Electronic Copy (PDF/ AutoCAD) for the Above Items	All	Link/Email	1	-	<input type="checkbox"/>

FEE STRUCTURE AND PAYMENT DETAILS

Refer to DHCA Pricing Schedule

NOTES AND DECLARATION

• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.

• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.

Date

Applicant's Authorized Name & Signature/ Stamp

FOR DHCA USE ONLY

Submittal's Registration Decision

Completed Submission☐

Incomplete Submission☐

Notes

Date

Received By

Signature

Application Ref. No

Dubai Healthcare City, P.O. Box: 66566, Dubai, UAE
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Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

MOBILIZATION- PERMIT TO WORK NOC APPLICATION FORM

MOBILIZATION/PERMIT TO WORK NOC APPLICATION FORM



SUBMISSION TYPE

☐ New Submission

☐ Re-submission (Specify DHCC Previous Ref. No)

☐ Revalidation (Specify Expired Approval Ref. No)

Submission No.

Submission No.

PLOT INFORMATION

Plot No. (As per Affection Plan)

Phase

Land Use

APPLICATION INFORMATION

Property Owner Name (Developer/ Purchaser)

Power of Attorney/ Authorized Signatory Name

Tel/ Mob Number

Owner Sign/Stamp

Consultant's Name

License No.

Tel/ Mob Number

Authorized Signatory Name

Email

Owner Sign/Stamp

REQUIRED DOCUMENTS

• Identify Documents that are submitted by Tick Marking each Documents listed below.

• All Documents should be submitted in PDF/ AutoCAD Format.

• Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (DWG): Drawings

The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)
Mobilization Drawings (With Contractor Stamp & Signature)	A2	1	(DWG)	<input type="checkbox"/>
Logistic and Traffic Management Plan	A2	1	(DWG)	<input type="checkbox"/>
Construction Program	A3	1	(GD)	<input type="checkbox"/>
Insurances as per the SPA	A4	1	(GD)	<input type="checkbox"/>
Method Statement to Protect the Existing Roads & Infrastructure Utilities	A4	1	(GD)	<input type="checkbox"/>
Affection Plan	A4	1	(GD)	<input type="checkbox"/>
Trade License & organization chart showing contracts info. for Contractor & Consultant	A4	1	(GD)	<input type="checkbox"/>
Construction Security Deposit (DHCA Receipt)	A4	1	(GD)	<input type="checkbox"/>
Permit to Work Application Form	A4	1	(GD)	<input type="checkbox"/>
Electronic Copy (PDF/ AutoCAD) for the Above Items	Link/Email	1	-	<input type="checkbox"/>

FEE STRUCTURE AND PAYMENT DETAILS

Refer to DHCA Pricing Schedule

NOTES AND DECLARATION

• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.

• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.

Date

Applicant's Authorized Name & Signature/ Stamp

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Submittal's Registration Decision

Completed Submission

Incomplete Submission

Notes

Date

Received By

Signature

Application Ref. No

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74

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

COMPLIANCE CERTIFICATE APPLICATION FORM

COMPLIANCE CERTIFICATE APPLICATION FORM



SUBMISSION TYPE

☐ New Submission for (DHCA - CC)

☐ Re-submission (Specify DHCC Previous Ref. No)

☐ Revalidation (Specify MCD Expired Approval Ref. No)

☐ Building

☐ Landscaping

☐ Infrastructure

☐ Others

Submission No.

Submission No.

PLOT INFORMATION

Plot No. (As per Affection Plan)

Phase

Land Use

APPLICATION INFORMATION

Property Owner Name (Developer/ Purchaser)

Power of Attorney/ Authorized Signatory Name

Tel/ Mob Number

Owner Sign/Stamp

Email

Consultant's Name

License No.

Tel/ Mob Number

Owner Sign/Stamp

Authorized Signatory Name

Email

REQUIRED DOCUMENTS

• Identify Documents that are submitted by Tick Marking each Documents listed below.

• All Documents should be submitted in PDF/ AutoCAD Format.

• Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.

The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation	Submission Type	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)
Set of as Built Drawings (With Contractor Stamp & Signature)	All	A2	2	(ARCH)	<input type="checkbox"/>
Set of Latest approved drawings from DHCA/ DDA	All	A2	1	(ARCH)	<input type="checkbox"/>
Electronic Copy (PDF/ AutoCAD) for the Above Items	All	Link / Email	1	-	<input type="checkbox"/>

FEE STRUCTURE AND PAYMENT DETAILS

Refer to DHCA Pricing Schedule

NOTES AND DECLARATION

• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.

• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.

Date

Applicant's Authorized Name & Signature/ Stamp

FOR DHCA USE ONLY

Submittal's Registration Decision

Completed Submission

Incomplete Submission

Notes

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75

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

MODIFICATION DESIGN APPLICATION FORM

MODIFICATION DESIGN APPLICATION FORM



SUBMISSION TYPE

☐ New MD Submission (Applicable for Modifications after Completion)

☐ Re-submission MD (Specify DHCC Previous Ref. No)

Submission No.

☐ Revalidation (Specify MD Expired Approval Ref. No)

Submission No.

PLOT INFORMATION

Plot No. (As per Affection Plan)

Phase

Land Use

APPLICATION INFORMATION

Property Owner Name (Developer/ Purchaser)

Owner Sign/Stamp

Power of Attorney/ Authorized Signatory Name

Tel/ Mob Number

Email

Consultant's Name

Owner Sign/Stamp

License No.

Authorized Signatory Name

Tel/ Mob Number

Email

REQUIRED DOCUMENTS

• Identify Documents that are submitted by Tick Marking each Documents listed below.

• All Documents should be submitted in PDF/ AutoCAD Format.

• Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.

The items listed below are required for the new, resubmission unless otherwise specified for revision/ revalidation

	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)
Set of Architectural Revised Drawings (With Consultant/ Owner's Signature)	A2	2	(ARCH)	<input type="checkbox"/>
Set of Approved Drawings from DHCA/ Trakhees	A2	1	(ARCH)	<input type="checkbox"/>
Affection Plan	A4	1	(GD)	<input type="checkbox"/>
Authorization Appointment Letter	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant/ Contractor Trade License	A4	1	(GD)	<input type="checkbox"/>
Electronic Copy (PDF/ AutoCAD) for the Above Items	Link/ Email	1	-	<input type="checkbox"/>

Describe the Modifications below:

FEE STRUCTURE AND PAYMENT DETAILS

Refer to DHCA Pricing Schedule

NOTES AND DECLARATION

• The Applicant hereby confirms that all data provided in this Application./ Documents Comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are Provided.

• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents Being Submitted Along with this Application.

Date

Applicant's Authorized Name & Signature/ Stamp

FOR DHCA USE ONLY

Submittal's Registration Decision

Completed Submission☐

Incomplete Submission☐

Notes

Date

Received By

Signature

Application Ref. No

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76

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained


GENERAL REQUEST APPLICATION FORM

GENERAL REQUEST APPLICATION FORM						
SUBMISSION TYPE						
Plot No. (As per Affection Plan)						
Phase			Land Use			
<input type="checkbox"/> Preliminary Design Stage		<input type="checkbox"/> Final Design Stage		<input type="checkbox"/> Under Construction		<input type="checkbox"/> Completed Project
		<input type="checkbox"/> Other				
PLOT INFORMATION						
<input type="checkbox"/> SPA Copy		<input type="checkbox"/> Plot Handing Over Certificate			<input type="checkbox"/> Affection Plan	
<input type="checkbox"/> Electrical Load Confirmation Letter		<input type="checkbox"/> Revalidation Certificate			<input type="checkbox"/> Site Information and Utilities	
<input type="checkbox"/> NOC (Landscape NOC, Site Plan NOC, Lease Confirmation NOC, NOC for works outside plot limits...etc.)					<input type="checkbox"/> Other Specify :	
Request Details :						
APPLICATION INFORMATION						
Property Owner Name (Developer/ Purchaser)					Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name						
Tel/ Mob Number			Email			
Requested by					Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name:			Authorized Signatory Name			
Tel/ Mob Number			Email			
FEE STRUCTURE AND PAYMENT DETAILS						
Refer to DHCA Pricing Schedule						
FOR DHCA USE ONLY						
Submittal's Registration Decision						
Completed Submission <input type="checkbox"/>			Incomplete Submission <input type="checkbox"/>			
Notes						
Date			Received By		Signature	
Application Ref. No						

Codes, Regulations, Forms & Procedures

6.5 Forms To Be Obtained

EXCEPTION REQUEST APPLICATION FORM

EXCEPTION REQUEST APPLICATION FORM					
SUBMISSION TYPE					
Plot No. (As per Affection Plan)					
Phase			Land Use		
<input type="checkbox"/> Preliminary Design Stage		<input type="checkbox"/> Final Design Stage		<input type="checkbox"/> Under Construction	
				<input type="checkbox"/> Completed Project	
PLOT INFORMATIONS					
<input type="checkbox"/> Plot (Subdivision, Amalgamation, Addition, Changing in Plot Limits)		<input type="checkbox"/> Request Additional GFA		<input type="checkbox"/> Change to Plot Development Guideline	
<input type="checkbox"/> Land Use Change		<input type="checkbox"/> Change to Development Control Regulations		<input type="checkbox"/> Change to plot allocated Utilities	
<input type="checkbox"/> Other, Specify:					
APPLICATION INFORMATION					
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name					
Tel/ Mob Number			Email		
REQUIRED INFORMATION AND DOCUMENTS					
Description and Purpose of Proposed Change (In Details)					
Value and Benefits of Proposed Change					
<ul style="list-style-type: none">• Required Supportive Documents to be attached with the Application.• If the Exception Request is accepted by DHCA, Notification to pay the related fee/s will be sent by email to the respective applicant once the NOC is ready. NOC can be collected after clearing the related NOC Fee/s.					
NOTES AND DECLARATION					
<ul style="list-style-type: none">• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.					
Date				Applicant's Authorized Name & Signature/ Stamp	
FOR DHCA USE ONLY					
Submittal's Registration Decision					
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>			
Notes					
Date		Received By		Signature	
Application Ref. No					

07 ABBREVIATIONS & DEFINITIONS



Abbreviations & Definitions

7.1 General Abbreviations & Definitions

DEFINITIONS:

A

Access or Access Way: A way of approaching or entering a property.

Accessory Use: Any purpose for which a building, structure, or a plot may be designed which is customarily incidental and subordinate in area, extent or purpose to the principal building which it serves. For example a car garage ... etc..

Adjacent Land: Land neighbouring to an identified natural feature or function or resource.

Advertisement: Any device or representation visible to the public which is for the purpose of directly or indirectly promoting sales or drawing attention to an enterprise or undertaking.

Advertising Structure: A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

Alley (Sikka): A pedestrian passageway or walkway usually framed by landscape or in between buildings.

Amenity Area or Space: The area either public or private situated within the boundaries of a plot or a development site intended for recreational purposes, such as landscaped areas, patios, swimming pools, play areas and similar uses.

Arcade: A covered passage or walkway covered over by a succession of arches or vault supported by column.

Archaeological Heritage: The remains of any building, structure, activity, place or cultural feature or object which, because of the passage of time, is on or below the surface of the land or water and is of significance to the understanding of the history of a people or place and is listed by the concerned authority.

Architectural Concept: The basic aesthetic idea of a building or group of buildings or structure, including the site and landscape development that produces the architectural character.

Architectural Feature: A prominent or 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, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

Attic: Shall mean the portion of a building situated wholly, or in part, within the roof and which is not a one-half storey.

B

Back To Back Lots: Lots which have at least part of their rear lot lines in common

Balcony: A small 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, and accessible to a bathroom.

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.

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.

- > 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: Shall mean that side of a building which contains the 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.

Build-To-Line: a type of building line used as means of enforcing the continuity of the building façades on a series of adjacent sites, in order to emphasize a street frontage or the definition of a public open space. The object is to achieve perceptual continuity.

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

Canal: An artificial waterway for transportation or other uses.

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.

Change of Use: A land use which is changed from one use to another subject to approval.

City: A large and densely populated urban area; may include several independent administrative districts.

City Planning: The decision making process in which goals and objectives are established, existing resources and conditions analysed, strategies developed and controls enacted to achieve the goals and objectives as they relate to cities and communities.

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 in limited areas on a site to allow the remaining land to be used for a variety of other purposes.

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 blend 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.

Conditional Use: A use may be permitted on a specific site within a zone provided that the use conforms to all regulations of that particular zone to which the use applies and provided ZA has given due consideration to adjoining land uses (search alternative definitions).

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.

Consent Letter: A letter issued by the Developer stating their no objection to what is being requested.

Conservation: The preservation, protection and improvement of the components of the natural environment.

Conservation and Wildlife Sanctuary: Land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant-life.

Conversion: Changing the original purpose of a building to a different use with or without structural alteration requiring a building permit.

Court: Any open space, unobstructed from ground to sky, other than a yard, that is on the same plot with and bounded on two or more sides by the walls of a building.

Courtyard: A landscaped outdoor space surrounded by walls or fences 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.

Cul-de-sac: A local street terminated at the end by a vehicular turn around.

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 centers and meeting places, community halls, community learning, adventure play centers and leisure centers.

Chamfer: A corner or edge that is cut at an angle or bevelled.

D

Delivery Space: (see loading/unloading) An area provided for the temporary parking of vehicle delivering or picking up equipment, goods, materials or persons.

Abbreviations & Definitions

DEFINITIONS:

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.

Density, Low: The ratio of the number of persons to the plot area in hectare. Low Density is established as less than 70 persons / hectare.

Density, Medium: The ratio of the number of persons to the plot area in hectare. Medium Density is established as between 70 - 220 persons/ Ha.

Density, High: The ratio of the number of persons to the plot area in hectare. High Density is established as more than 220 persons/Ha..

Detached Building: A freestanding building that does not 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. Detached Building-Semi: See Semi-Detached Building.

Detailed Master Plan: A detailed master plan 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: A general term used to describe the 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 works, excluding the maintenance of existing municipal and agricultural drains.

Developer: A person or entity who prepares raw land for building sites, constructs buildings, creates residential subdivisions or commercial centers, rehabilitates existing buildings, and performs similar activities.

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, integrated development of the site.

Developer, Third Party: 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 the Master Developer.

Discharge, Storm-water: The discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment.

Discharge, Wastewater: 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.

Enclosed Walkway: A structure with a roof connecting a detached accessory building and the main building on the plot.

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 interrelationships between any two or more of them.

Environmental Impact Assessment (EIA): Environmental Impact assessment 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 approved by DM 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: Is 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.

Expressway: Road See Road.

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.

Final Master Plan: It is a comprehensive report providing overall strategy to develop a particular project/area and provides final findings.

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 ratio is determined by dividing the total gross floor area of all buildings or structure by the lot area

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

Gate Level: Is the elevation with respect to Dubai or city wide Datum at the plot boundary and at a point indicated at center of the vehicular access.

GIS: Geographic Information System is a system of hardware and software for storage, retrieval, mapping and analysis of geographical data.

Gross Floor Area (GFA): The sum of the floor area of all the floors of a building measured from the exterior walls or from the center lines of common walls joining two spaces.

Gross Floor Area (GFA) for FAR Calculation: The sum of usable areas and Circulation Areas equal the gross floor area of a building. For determining FAR the measurement of the GFA to be used shall include the floor area devoted to:

Attic space with headroom of 2.15 meters (7 feet) or more;

Mezzanines Floors;

Enclosed porches;

Floor area devoted to accessory use; and,

Fire exits staircases.

The floor area measured in case of two spaces with a common wall (usable/service): The gross floor area should be measured from the center of the wall. Floor area excluded from GFA includes:

Prayer rooms + ablution areas;

Balconies;

Basement if used only for parking, and mechanical services;

Elevator shafts (must be calculated once in GFA at ground floor);

Storage in basement floors;

Mechanical ducts or chases; and,

Garbage room and chute.

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.

Granting Plot: The process of granting a plot within a project owned by one of DH entities by the order of H.H Ruler of Dubai either to an individual or a company (internal use only).

H

Hard-Surfaced: Quality of an outer area being solidly constructed of pavement, brick, paving stone, tile, wood, or a combination thereof.

Harmony: A quality that represents an appropriate and matching arrangement of parts, as in an arrangement of varied architectural, landscape elements and adjacent land uses.

Height, Building: The vertical distance between the finished grade and the highest point of the building proper, exclusive of any accessory roof construction such as chimneys, steeple or antenna.

Height, Maximum: A horizontal plane above and parallel to the average finished grade of the entire plot at the height shown in the plot regulations. No part of any structure shall project through this plane with the exception of chimneys, flues, gas holders, elevator enclosures, skylights, water towers, or similar roof structures needed to operate and maintain the building.

Height above Sea Level: The perpendicular distance measured from sea level to the highest point of a building or structure including any attachments thereto.

High-Rise Buildings: A building that exceeds 6 floors in height where on the other hand a building that exceed 38 floors in height is considered a skyscraper.

Historic Site: A land which marks or is associated with some event or person of historical importance and listed by the concerned authority.

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 systems, storm-water disposal systems, waste management facilities, electric power, communications and transportation corridors and facilities and oil and gas pipelines and district cooling facilities and corridors.

Abbreviations & Definitions

DEFINITIONS:

L

Lake: An inland water body natural or man-made
Land Bank: All the land information belonging to Dubai Holding.

Land Department Registration: Registration of land acquired within Dubai Holding Land Bank at the Land’s Department by Zoning Authority.

Land Information System (LIS): A system developed for Zoning Authority to manage all information related to projects under its jurisdiction.

Landmark: An Iconic building, structure or landscape feature which by its architectural or historic merit or impact is worthy of special recognition and preservation.

Land Proposal: A drawing showing the area and location of the land is 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 and Urban Design Strategy: A strategy detailing the goals and objectives of the developer in terms of the theme, landscaping and urban design.

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 Budget Summary: It is table showing total area for each land use in a project and its percentage to the overall area.

Land Use Code: A code designating color and color 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 color 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.

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 Developer: See Developer.

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. Includes 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.

Master Plan Modification: To modify an approved Master Plan to incorporate changes that may or may not have a significant impact on the overall project.

Major Master Plan Modification: to modify an approved Master Plan to incorporate changes which have significant impact on the project where such changes will have impact on the overall infrastructure networks.

Minor Master Plan Modification: to modify an approved Master Plan to incorporate changes which does not have an impact on the infrastructure networks of the project.

Maximum Height: See Height, Maximum.

Maximum GFA: The permissible GFA in a given plot shown on a site plan and not to be exceeded.

Mechanical Equipment: Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Merge of Plots: To merge two or more adjacent plots into one plot in a way that will not have an impact on the overall Master Plan.

Mezzanine: An intermediate level between the floor and ceiling of any storey and counted as per GFA calculation (refer to GFA calculation)
Mixed-Use: The development of a plot, or designation of a zoning district that provides for more than one classification of activities (i.e. allowing residential, retail, and/or office uses within the same building or plot or within the same district).

N

Nature Conservation Area: An area set apart for the purpose of the conservation or preservation of natural and/or cultural values including natural landscapes or features of value for natural heritage protection.

Neighbourhood: a small area within a city or town that has some distinctive features and is smaller than community.

NOCs: No Objection Certificates issued by concerned authorities.

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.

Noise Attenuation Barrier: A physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required.

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.

Noxious: When used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason or destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of activity in respect of any land, building or structure.

O

Obnoxious: A use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material, and without limiting the generality of the foregoing shall include any uses which under the appropriate statute or regulations may be declared to be a noxious or offensive trade, business or manufacture.

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

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 Bay: A space exclusive of driveway, ramps, columns, to park one vehicle.

Parking Bay, Tandem: A parking space which has access to a driveway used for vehicular traffic only over another parking space.

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.

Party Wall: A wall jointly owned and/or jointly used by two or more parties or an extension of such a wall which is erected on a line separating two parcels of land each of which is or is capable of being held in unity of ownership.

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.

Phasing Plan: A map showing the different phases of a project implementation and the expected dates of completion.

Pedestrian Walkway: An allowance designed exclusively for pedestrians other than a sidewalk 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, tourist information centers, 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.

Permitted Use: A use by right which is specifically authorized in a particular zoning district.

Podium: The low-rise building out of which the high-rise tower projects, Podiums usually house lobbies, restaurants, retail and other amenities etc..

Plaza: An open or sheltered area other than part of a building, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited.

Plot: It is 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 Detail: A draft document that shows location of a plot and it’s zoning regulations such as height, GFA, areas and others.

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.

Front of Plot: The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines.

Plot Line, Rear: The plot line farthest from or opposite to the front plot line unless otherwise specified in the plot development guidelines.

Plot Line, Side: A plot line other than a front or rear plot line.

Abbreviations & Definitions

DEFINITIONS:

Plot Statistics Template: It is a table showing each plot’s area, height, land use, setbacks, and car parking requirements, population, and other specification.

Population Calculation: The methodology on which a project demographic composition is based on.

Population Characteristic: The assumed demographic component of a project.

Preliminary Master Plan: A preliminary master plan is a document that describes in more details the vision of a project and how to achieve its goals. More information is provided in this stage such as the layout out of the project, land uses, roads, utilities, etc..

Public Facilities: All public buildings that are used by the general public to serve their needs for religious, education, health, entertainment, safety, etc..

Public Facility Plan: A map showing all plots that are allocated for public facilities within a specific project.

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.

Principal Building: A building which occupies the major or central portion of a plot, is the chief or main building on a plot, or constitutes, by reason of its use, the primary purpose for which the plot is used.

R

Ramp: A sloping walkway, roadway or passage used to join and provide a smooth transition between two levels of different elevations.

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.

Redevelopment: To convert an area by demolishing old buildings and building new ones, or by renovating existing ones.

Region: an administrative area containing several towns and cities.

Rehabilitation: The act or process of returning a property or structure to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property that are significant historically, architecturally, or culturally.

Relocation: Any relocation of a structure, utility, object or artefact on its site or to another site.

Renovation: The repair, strengthening or restoration of a building to a safe condition but does not include its replacement.

Reservoir: A pond, lake, tank or basin, natural or man-made, used for the storage, regulation and control of water.

Retaining Wall: A structure constructed to hold back or support an earthen bank Rezoning: A permanent change in zoning laws from one permitted land use type to another based on changing community dynamics or needs.

Road: An open way (generally public) for travel or transportation.

Road Hierarchy: The classification of roads into:

- > Freeway: Inter-regional divided highways connecting centers access is limited to interchanges designed for higher speed merging/diverging traffic.
- > Primary Arterial: Inter-community roadways connecting community centers or major facilities. They are generally intended to serve predominantly through traffic with minimum direct service abutting land uses.
- > Secondary Arterial: Provide for intra-community travel for areas bounded by primary arterial system. Secondary arterial serve trip of moderate length and provide more direct access to abutting properties than primary arterial.
- > Collector: Provides for movement within a community, including connecting neighbourhoods with smaller community centers. Collectors also provide connections to secondary and primary arterial. Property access is generally a high priority for collectors, with a lower priority for through traffic movements. Collectors also provide access to commercial and industrial development.
- > Local Road: Primary function of local roads is access to abutting properties.
- > Sikka (Alley): A public or private way permanently reserved as a secondary means of access to a property.
- > 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.

Roadway: The part of the road that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder, and, where a road includes two or more separate roadways, the term roadway refers to any one roadway separately and not to all of the roadways collectively.

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.

Semi-Detached Building: A building that abuts or shares one side plot wall with another building on an adjoining planned plot and where the remaining sides of the building are surrounded by open areas or street lines.

Service Line: Any line, wire or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user of the utility.

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.

Setback, Zero: A building or a series of buildings no side yard on one side provided the wall of the dwelling on the side with zero setbacks contains no windows, doors or other openings.

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, Advertising: 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 an object, product, place, activity, person, institute, organization or business.

Signage, Traffic: Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

Sign-off Sheet Template: A template used to show the final subdivision plan of a project. It shows a map of the project and the different sub plots. It also has a table showing each plot’s area, height, land use, setbacks, etc.. This template is signed by the Developer, Consultant and Zoning Authority.

Site Plan: A document showing plot boundary, area, location, ownership as well as other planning regulations.

Site Analysis: 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.

Site Plan Ownership Change: To request the issuance of a new Site Plan to reflect the change of ownership.

Storey: The portion of the building other than the basement which lies between the surface of the slab and surface of the next slab above it

Storm Sewers: Sewers that carry storm water and surface water, street wash and other wash waters, or drainage, but not domestic wastewater or industrial wastes.

Street Furniture: Constructed above ground 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.

Subdivision Plan: A map provided through the process of dividing a plot into smaller plots with different land uses and set of regulations.

The final product shows all plots boundaries, plot numbers, land uses, and right of ways.

Survey, Land: The process by which boundaries are measured and the locations or forms of land areas are determined; the on-site measurement of plot lines, dimensions, and position of structures on a plot including the determination of any existing encroachments or easements.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Shoreline: A boundary line between land and water.

T

Temporary Building: A building or structure intended for removal or demolition within a prescribed time not exceeding one year subject to renewal.

Temporary Structure: A structure without any foundation or underground footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Third Party Developer: (See Developer).

Title Deed: Title deed is a legal document issued by Land Department for an owner’s interest in a piece of property.

Tower: A structure or building characterized by its relatively great height as compared with its and is raised usually on a podium.

Town: A human settlement bigger than a village but smaller than a city.

Traffic Impact Study (TIS) Report: The Report which examines and details the transportation related implications of any development proposal, is called Traffic Impact study report. It includes following;

- > Overall demand for travel.
- > The geographical distribution of transport trips
- > The expected division of trips between private cars, public transport and non motorized modes.
- > Travel demand, at differing times of the day, on the development’s proposed highway and public transport system;
- > The Implications that the development proposals may have on the wider highway, road network and public transport networks.

Transportation System: Transportation system defines the modes of transportation for people and goods movement via land, water or air.

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.

Abbreviations & Definitions

DEFINITIONS:
U
Undeveloped: Land that has not had improvements made either to the land or on the land.
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.
Urban Growth Boundary: An area, identified through official public policy, within which urban development will be allowed during a specified time period.
Utility Allocation Plan: A map showing all plots within a project dedicated for Utilities such as substations, district cooling, etc..
Utility Facilities: 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
Visual Obstruction: Any structure such as a fence or wall or natural features that limits visibility.
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.
Variance : To grant a property owner relief from certain provisions of the guidelines when because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in undue hardship, as opposed to inconvenience or economic gain.
W
Waterscape: Water features, either natural or impounded by structures, whose primary purpose is visual or aesthetic enhancement of the area.
Water Body: Any pond, lake, lagoon, channel, wetland, marina, or basin which ordinarily or intermittently contains water and which has a discernible shoreline or is the result of development.
Z
Zone: A portion of the territory of a city, inclusive of streets, alleys, and other public ways, within which certain uses of land, premises and buildings are permitted and within which certain yards and open spaces are required and certain height limits are established for buildings.
Zoning/Planning Authority (ZA): A governmental body with the sole power of regulating and zoning of all land under their jurisdiction.
Zoning Regulation: Zoning controls, codes, or rules that provide guidelines for the development of a planned area.
Zoning: The control by ZA of the use of land and buildings, the height and bulk of buildings, the density of population, and the relation of a plot’s building coverage to open space, the size and location of yards and setbacks, and the provision of any ancillary facilities such as parking.
Zoning Exception: (See Exception).

ABBREVIATIONS:
DHCC - Dubai Health Care City
DRC - Design Review Committee
DDA - Dubai Development Authority (Zoning/Planning Authority)
DM - Dubai Municipality
FAR - Floor Area Ratio
GFA - Gross Floor Area
BUA - Built-Up Area
BCC - Building Completion Certificate
NOC - No Objection Certificate
MD - Modification Design
DD - Detail Design
SPA - Sales & Purchase Agreement
PUD - Planned Unit Development