

**Jery Al Samur
Plot Development Standards**

		Jery Al Samur			Remarks
	Standard Unless Stated Otherwise	LOGISTICS, SUPPORT & LIGHT INDUSTRIAL			
		Office	Labor Accomodation	Showrooms	Central Commerical Services (Mosque, Supermarkets, Pharmacy)
Maximum Plot	60%	25% from General	4%	5% 50% Mezzanine	Depend on the requirements mentioned in the project otline.
No. of Floors		-	G + 2	G + M	G + M or G + 1
Maximum Plot coverage by Building Footprint		Up to 60% of the total plot area			
Maximum Built Up Area from plot area		100%			
Setbacks					
Front (m)		15			Exceptions: * Guard houses not exceeding 10 m2 are permitted to be located within the setbacks but canopies of guard houses should be setback by minimum 1 m * Parking sheds (as semi-covered parking and not as enclosed buildings), service, and utility buildings may be located within the setbacks but canopies of all such structures should be setback by minimum 3 m
Side Setback (m)		6			
Rear setback (m)		6			
Parking (Front, Side & Rear) (m)		1.5			
Maximum Building Height (m)		15			
FAR		1.00			
Estimated Car Parking Spaces		0.15 lots per employee + 2.15 lots per 100 m ² of floor area designated as office space			
Maximum front boundary fence height (m)		1.75			

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Maximum rear & side boundary fence height (m)	2.50	
Site Development		
Boundary fence design	Refer to development regulations	
Finishes & Signage	Refer to development regulations	
Landscaping guidelines	Refer to development regulations	
Land Use		
Warehousing Use	<p>Predominant use</p> <ul style="list-style-type: none"> * Logistics and Warehousing * Storage warehouse, storage yard, * Truck terminal or courier depot, * Weighing or inspection station, * Works yard or workshop <p>Ancillary uses (Uses that are ancillary to the main use usually as an annex to the predominant uses listed above)</p> <ul style="list-style-type: none"> * Showrooms, administrative office, meeting rooms * Cafeteria, canteen, and pantry or kitchen facilities for workers' and staff * Prayer Rooms, mosque, and Worker facilities * Utility structures required for operational purposes of the facility including security infrastructure 	<p>Conditional approval for the following uses shall be permitted provided these activities are ancillary to the main use related to logistics and warehousing:</p> <ul style="list-style-type: none"> * Showrooms and retail areas within the built area shall not exceed 5% * Independent offices not exceeding 25% of the permissible ground coverage of the development * Cafeteria, industrial kitchens, and restaurants that are part of a logistic facility or warehouse * Container stacking yard or open storage exceeding 10% of the total plot area * Fuel service station and fuel storage facility * Residential facilities not to exceed 4% * Residential facilities to comply with MME Worker Accommodation Planning Regulations * Medical Clinics and Emergency Services
Centralized Utility Plot	<p>Any building or structures to house utilities such as:</p> <ul style="list-style-type: none"> * Electric Substations overhead pylons and cable towers * Water tanks and pumping stations * MDF room and telecommunications equipment facilities * Sewerage treatment plan and; * Ancillary office and vehicular parking 	
Un-serviced Open Storage Area	<ul style="list-style-type: none"> * Storage of construction material like gravel, sand, etc. * Container Storage * Parking / Storage of construction machinery or vehicles * Temporary office in form of containers, temporary security cabins 	
Transportation	<ul style="list-style-type: none"> * Roads * Security cabins and security infrastructure * Bus shelters 	

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Access Requirements		
Entry points to plots	<ul style="list-style-type: none"> * Entrance to each plot would be from a designated Entry Zone as determined by Manateq * All entrance gates should be located at least 2 m away from the side boundary when located close to a corner within the site * Each entrance driveway should be minimum 3 .5 m wide but shall not exceed 7 m in width * Entrance gates to the same plot shall not be within 45 m of each other * Maximum of two entries are permitted for each plot . * Entrances shall be located at least 50 m away from street intersections 	
Fire tender Access Path	A 6m clear fire tender access path shall be maintained around all buildings within each plot.	
Loading Requirements	<ul style="list-style-type: none"> * 1 dedicated HGV loading bay per 500 m2 of gross floor area shall be provided on site * Loading docks are permissible on the front, rear or side of the building provided there is 35 m clear space to accommodate turning movements of vehicles 	
Visual & Aesthetic Requirements		
Location of Offices	Offices shall be located at the front of the building facing the road	
Outdoor Storage Areas	<ul style="list-style-type: none"> * Any outdoor storage area (including garage din storage areas and liquid waste storage tanks) shall not be located within the Front Setback. * Any outdoor storage area must be screened from the road. 	
Mechanical Equipment and Utility structures	<ul style="list-style-type: none"> * At grade water tank and mechanical equipment shall be located to the side and rear of the building * Roof-top water tank and mechanical equipment shall be screened from view and not be visible from 	
Landscaping	<p>A landscaping strip with a minimum average width of 2 m shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback.</p> <p>The landscaping strip must contain:</p> <ul style="list-style-type: none"> • Minimum 1 tree and one additional tree for every 10m of roads frontage • Where three or more trees are required these trees shall be planted no more than 15 m apart or closer than 5 m apart • Trees shall be of a species capable of reaching a minimum height at maturity of 8m and shall not be less than 1 .5 m high at the time of planting 	
Walls and Fencing	<ul style="list-style-type: none"> • Fences or walls are permitted on the side and rear boundaries of plots . • Walls shall be uniform solid walls not exceeding 2 .5 m in height • On the front of the property facing the road, solid walls are allowed only upto a height of 1 .2 m above which a tubular metal fence with minimum 80% opacity may be erected . The total height of this barrier shall not be more than 1 .75 m <p>The following types of fences shall not be permitted on any side of the plot:</p> <ul style="list-style-type: none"> • Barbed wire fencing • Corrugated metal sheet fencing <p>Foundations of all walls and fences shall be within the plot boundary</p>	

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Signage	Signage and branding shall be permissible at designated locations within the plot boundary <ul style="list-style-type: none"> • Embedded within the boundary wall near the entrances to the plot • On the vertical surface of the building • On a standalone independent pillar located within the plot (not exceeding the maximum height of the building) Dimensions of the signage shall be restricted within a rectangular frame of 15 m x 3 m	
Building Façade Treatment	<ul style="list-style-type: none"> • Buildings shall display variety in forms, material and colour to reflect a style consistent with modern logistics facilities • The office or non-logistics components of the project shall be expressed differently from that of the warehouses • Ancillary buildings and service buildings shall be architecturally treated in with colours and materials appropriate to fit within the architectural style of the main warehouse facilities 	