

AL FURJAN COMMUNITY

LOCATION

KEY PLAN

PLOT PLANNING INFORMATION/REFERENCE:

PLOT NUMBER: AFWAVIL104

LAND USE: RESIDENTIAL VILLA

PARKING: TWO CAR PARKING PER UNIT

SETBACK: ROAD SIDE SETBACK = 3.0m SIDE SETBACK = 2.0m BACKYARD SETBACK = 6.0m GARAGE STRUCTURES CAN BE BUILT AT PLOT BOUNDARIES WITH 0.0m

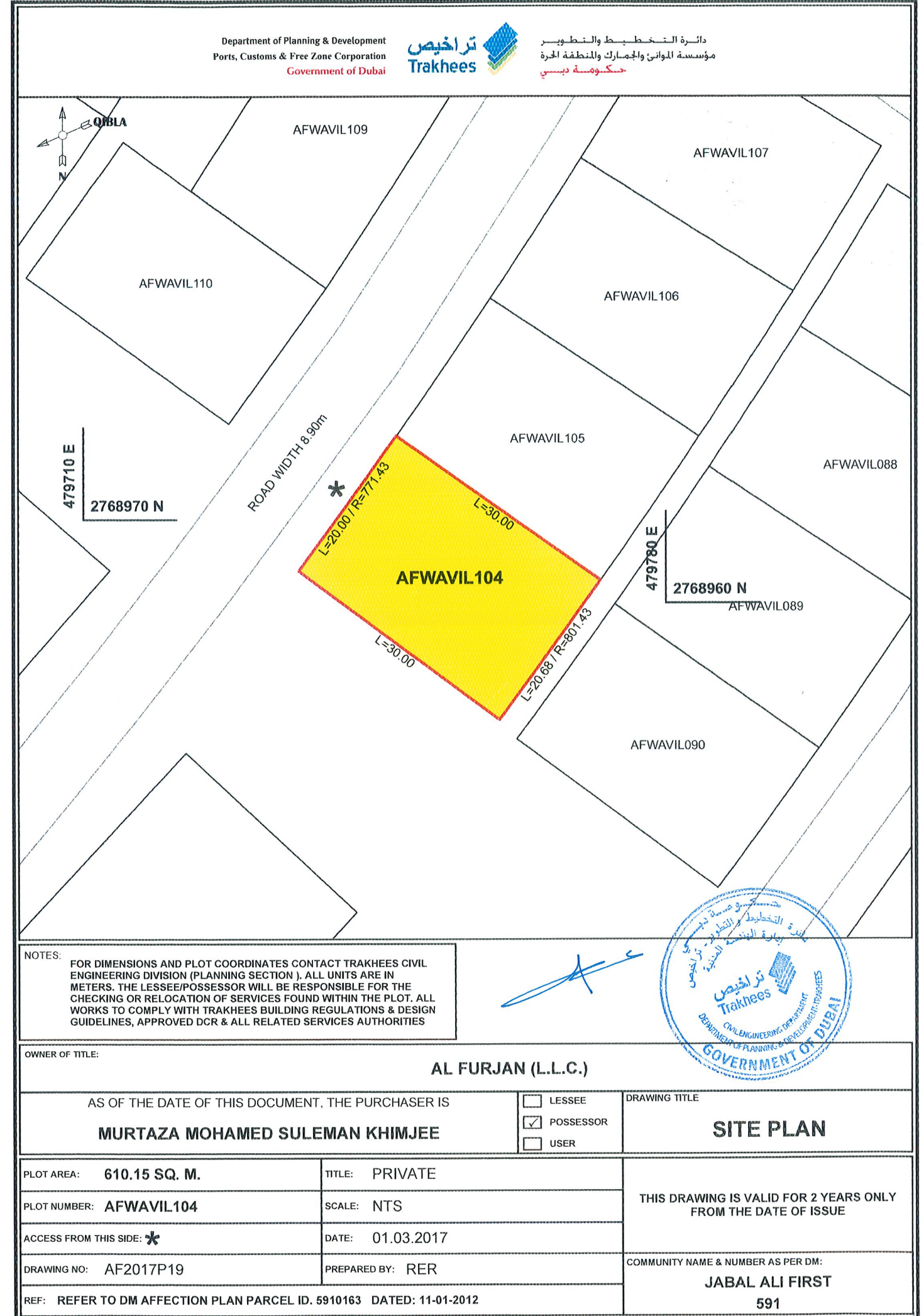
BUILDING HEIGHT: G + 1 / 9.6m

PLOT COVERAGE: MAXIMUM OF 60% OF TOTAL PLOT AREA

- REMARKS:
1. The Plot is subject to the Master Community Declaration and Development Control Regulations of Al Furjan
 2. Infrastructure in Al Furjan is not jointly owned property and is the sole property of Al Furjan LLC. Infrastructure encompasses the following:
 - a. The roads, turns, crossroad, corridors, pavement edges, drainage sewers, island separating the road, arch bridges and drainage systems and their relevant parts.
 - b. Lakes, pools, canals, parks, fountains, water features and other watercourse including and all relevant equipment;
 - c. Green bodies, public areas and playgrounds;
 - d. Wires, cables, pipelines, drainage sewers, canals, machinery and equipment utilized for providing units or common parts with utilities; and
 - e. Instrumentations of extending or providing services for the utilities considered as allocated for common usage by the unit owners and occupants

HEAD OF PLANNING SECTION

THE PLOT PLANNING INFORMATION IS VALID AS LONG AS IT DOES NOT CONTRADICT WITH TRAKHEES/NAKHEEL PLANNING REGULATIONS. THIS INFORMATION AND THE CONCERNED AREA SHOULD BE VERIFIED BY THE CLIENT THROUGH NAKHEEL PRIOR TO PURCHASING, SELLING OR LEASING.



Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



دائرة التخطيط والتطوير
مؤسسة الموانئ والجمارك والمنطقة الحرة
حكومة دبي

NOTES:
FOR DIMENSIONS AND PLOT COORDINATES CONTACT TRAKHEES CIVIL ENGINEERING DIVISION (PLANNING SECTION). ALL UNITS ARE IN METERS. THE LESSEE/POSSESSOR WILL BE RESPONSIBLE FOR THE CHECKING OR RELOCATION OF SERVICES FOUND WITHIN THE PLOT. ALL WORKS TO COMPLY WITH TRAKHEES BUILDING REGULATIONS & DESIGN GUIDELINES, APPROVED DCR & ALL RELATED SERVICES AUTHORITIES



OWNER OF TITLE:		AL FURJAN (L.L.C.)	
AS OF THE DATE OF THIS DOCUMENT, THE PURCHASER IS		<input type="checkbox"/> LESSEE	DRAWING TITLE
MURTAZA MOHAMED SULEMAN KHIMJEE		<input checked="" type="checkbox"/> POSSESSOR	SITE PLAN
		<input type="checkbox"/> USER	
PLOT AREA: 610.15 SQ. M.	TITLE: PRIVATE	THIS DRAWING IS VALID FOR 2 YEARS ONLY FROM THE DATE OF ISSUE	
PLOT NUMBER: AFWAVIL104	SCALE: NTS		
ACCESS FROM THIS SIDE: *	DATE: 01.03.2017		
DRAWING NO: AF2017P19	PREPARED BY: RER	COMMUNITY NAME & NUMBER AS PER DM:	
REF: REFER TO DM AFFECTION PLAN PARCEL ID. 5910163 DATED: 11-01-2012		JABAL ALI FIRST	
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