

**AL FURJAN COMMUNITY**

LOCATION

KEY PLAN

**PLOT PLANNING INFORMATION/REFERENCE:**

**PLOT NUMBER:** AFWAVIL090

**LAND USE:** RESIDENTIAL (VILLA)

**PARKING:** TWO CAR PARKING PER UNIT

**SETBACK:** ROAD SIDE SET BACK = 3.0M SIDE SETBACK = 2.0M BACKYARD SETBACK = 6.0M GARAGE STRUCTURES CAN BE BUILT AT PLOT BOUNDARIES WITH 0.0M

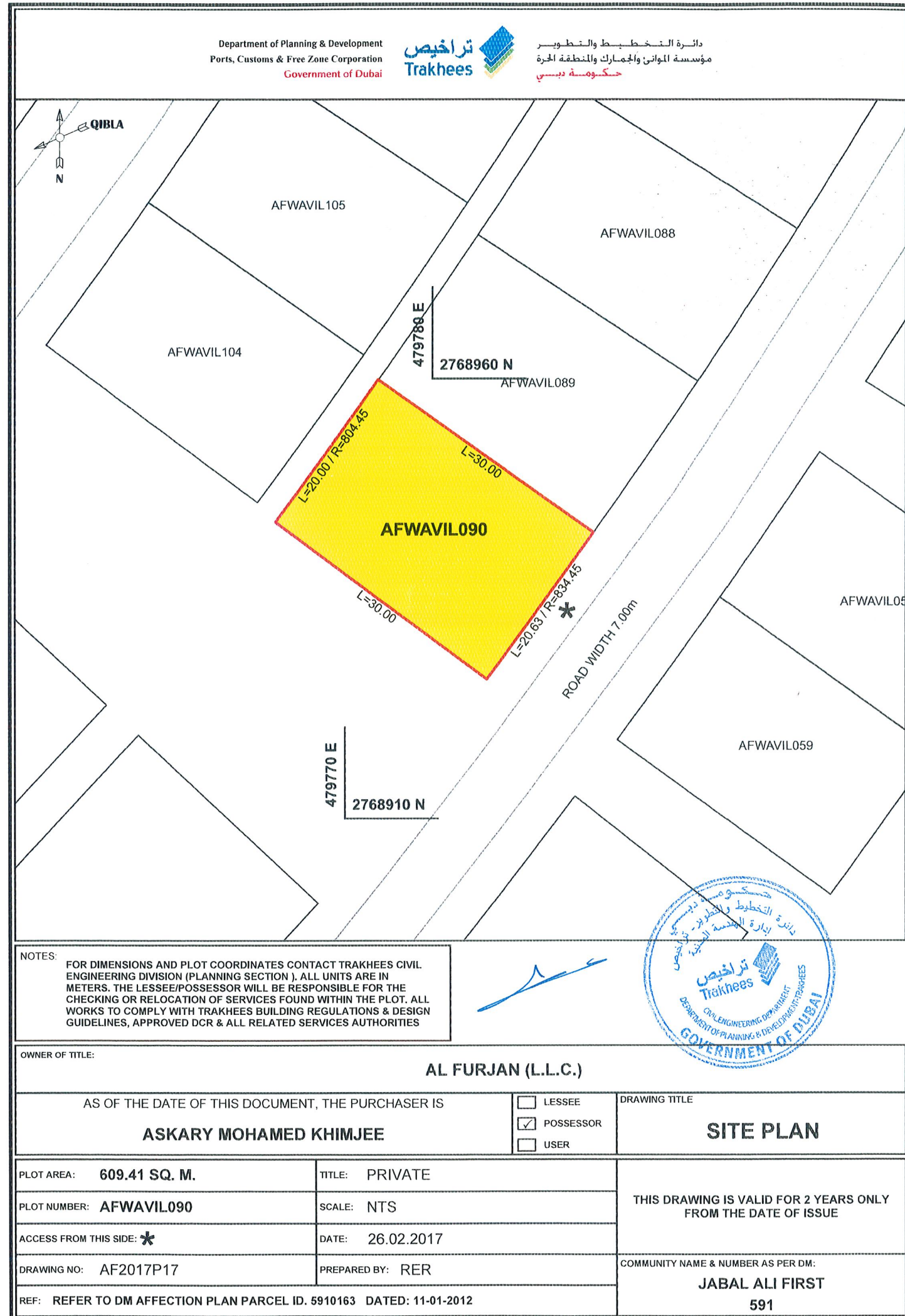
**BUILDING HEIGHT:** G+1 /9.6M

**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

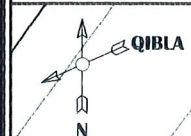
THE PLOT PLANNING INFORMATION IS VALID AS LONG AS IT DOES NOT CONTRADICT WITH TRAKHEES/NAKHEEL PLANNING REGULATIONS .THIS INFORMATION AND THE CONCERNED AREA SHOULD BE VERIFIED BY THE CLIENT THROUGH NAKHEEL PRIOR TO PURCHASING, SELLING OR LEASING.



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:  |                  | <b>AL FURJAN (L.L.C.)</b>                                     |                  |
| AS OF THE DATE OF THIS DOCUMENT, THE PURCHASER IS                    |                  | <input type="checkbox"/> LESSEE                               | DRAWING TITLE    |
| <b>ASKARY MOHAMED KHIMJEE</b>  |                  | <input checked="" type="checkbox"/> POSSESSOR                 | <b>SITE PLAN</b> |
| <input type="checkbox"/> USER  |                  |   |                  |
| PLOT AREA: <b>609.41 SQ. M.</b>                                      | TITLE: PRIVATE   | THIS DRAWING IS VALID FOR 2 YEARS ONLY FROM THE DATE OF ISSUE |                  |
| PLOT NUMBER: <b>AFWAVIL090</b>                                       | SCALE: NTS       |   |                  |
| ACCESS FROM THIS SIDE: *   | DATE: 26.02.2017 |   |                  |
| DRAWING NO: <b>AF2017P17</b>   | PREPARED BY: RER | COMMUNITY NAME & NUMBER AS PER DM:                            |                  |
| REF: REFER TO DM AFFECTION PLAN PARCEL ID. 5910163 DATED: 11-01-2012 |                  | <b>JABAL ALI FIRST</b>  |                  |
|  |                  | 591   |                  |