





NAKHEEL

Jumeirah Park – Villa Plots - Short Form Development Control Regulations (SF-DCR)



1 Land Use		
Permitted Uses		Prohibited Uses
1.1	Residential (Exclusively Villas)	<ul style="list-style-type: none"> All other uses including Town houses
2 Plot Development Regulations		
No.	Item	Regulatory Terms
2.1	Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 0.75
2.2	Built Up Area (BUA)	<ul style="list-style-type: none"> The FAR multiplied by the plot area provides the maximum allowable Built Up Area (BUA) for a specific plot The Built Up Area (BUA) includes all the horizontal floor areas of the building measured from the exterior surfaces of the outside walls, including all enclosed air-conditioned spaces (at all levels including basement, if any) in addition to half of the areas of solid roofed balconies and terraces The BUA calculation excludes car parking, ramp to basement, all utility rooms required by authorities or service providers, shafts, garage structure and uncovered balconies. Any enclosed spaces with no clear justified use; such as store or similar, shall be included in the BUA calculation.
2.3	Infrastructure Provisions	<ul style="list-style-type: none"> Development shall not exceed the utility allocations assigned to the plot, and shall comply with the particular connection scheme as provided by Master Developer
2.4	Allowed Maximum Height	<ul style="list-style-type: none"> Finished ground floor level should not exceed 0.60m measured from curb Floor to floor height shall not exceed 4.0m Villas can be developed up to a maximum of 3 stories including ground floor (G+2) Any elevation architectural feature shall be subject to review and assessment by Nakheel
2.5	Basement	<ul style="list-style-type: none"> Basement floor is not allowed within the villa setback limits (except ramp to basement, if any) As per Item 2.2, basement area shall be calculated towards BUA as per BUA definition
2.6	Maximum Site Coverage	<ul style="list-style-type: none"> Maximum 50% of total plot area Coverage extent is measured by projecting all structures above finished ground level onto ground level horizontal plane and excludes basement.
2.7	Setbacks	<ul style="list-style-type: none"> Roadside setback = 3.0 m Side setback = 2.0 m Backyard setback = 6.0 m <p>General:</p> <ul style="list-style-type: none"> Parking structure may be built to zero setback. The level of all setback areas to be kept not higher than 0.30m from gate level. No terrace/ balcony shall be extended outside the villa setback above garage structure.
2.8	Car Location and Vehicle Access	<ul style="list-style-type: none"> The location of vehicular entry access and gate level at the plot boundary threshold for each building shall be as determined by Nakheel. The garage and access location must be designed accordingly. A minimum of two (2) car parking spaces per residential unit should be provided within the plot at the required setback
2.9	Fencing	<p><u>Roadside fence :</u></p> <ul style="list-style-type: none"> It shall have solid privacy fencing no more than 1.0m high, with a semi-transparent lattice up to 2.0m made of steel with min. 60% transparency; color shall be in black or dark brown. <p><u>Roadside fence facing East Parallel Road:</u></p> <ul style="list-style-type: none"> It shall have solid privacy fencing no more than 2.0m high, with constant plain surface top. <p><u>Backyard fence:</u></p> <ul style="list-style-type: none"> It shall have solid privacy fencing no more than 1.4m high, with a semi-transparent lattice up to 2.0m made of steel with min. 60% transparency; color shall be in black or dark brown. <p><u>Side Boundary Wall:</u></p> <ul style="list-style-type: none"> A solid masonry wall must form the boundary between the plots and should be finished from both sides. The maximum height is 2.0m, with constant plain surface top. In case of existing neighbour side fence(s), a written approval from the neighbour plot owner MUST be obtained in order to be exempted from constructing new adjacent fence wall.

No	Plot ID	Property Type	Usage	Plot (sq ft)	BUA (sq ft)	Price (AED)	PSF(AED)
1	JPMVIL002	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
2	JPMVIL003	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
3	JPMVIL004	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
4	JPMVIL005	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
5	JPMVIL006	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
6	JPMVIL007	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
7	JPMVIL008	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
8	JPMVIL009	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
9	JPMVIL010	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
10	JPMVIL011	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
11	JPMVIL012	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
12	JPMVIL013	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
13	JPMVIL014	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
14	JPMVIL015	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
15	JPMVIL016	Plot	Residential (Villa)	8,105.87	6,079.40	2,310,000	285
16	JPMVIL019	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
17	JPMVIL020	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
18	JPMVIL021	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
19	JPMVIL022	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
20	JPMVIL023	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
21	JPMVIL024	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
22	JPMVIL027	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
23	JPMVIL028	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
24	JPMVIL029	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
25	JPMVIL030	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
26	JPMVIL031	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
27	JPMVIL032	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
28	JPMVIL033	Plot	Residential (Villa)	8,073.36	6,055.02	2,301,000	285
29	JPMVIL039	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
30	JPMVIL040	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
31	JPMVIL041	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
32	JPMVIL042	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
33	JPMVIL043	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
34	JPMVIL044	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
35	JPMVIL045	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
36	JPMVIL046	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280

No	Plot ID	Property Type	Usage	Plot (sq ft)	BUA (sq ft)	Price (AED)	PSF(AED)
37	JPMVIL047	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
38	JPMVIL048	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
39	JPMVIL049	Plot	Residential (Villa)	7,917.39	5,938.05	2,217,000	280
40	JPMVIL052	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
41	JPMVIL053	Plot	Residential (Villa)	7,949.69	5,962.18	2,226,000	280
42	JPMVIL054	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
43	JPMVIL055	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
44	JPMVIL056	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
45	JPMVIL057	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
46	JPMVIL058	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
47	JPMVIL059	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
48	JPMVIL060	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
49	JPMVIL061	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
50	JPMVIL062	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
51	JPMVIL063	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
52	JPMVIL064	Plot	Residential (Villa)	7,949.58	5,962.18	2,226,000	280
53	JPMVIL070	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
54	JPMVIL071	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
55	JPMVIL072	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
56	JPMVIL073	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
57	JPMVIL074	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
58	JPMVIL075	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
59	JPMVIL076	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
60	JPMVIL077	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
61	JPMVIL078	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
62	JPMVIL079	Plot	Residential (Villa)	8,146.88	6,110.16	2,281,000	280
63	JPMVIL082	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
64	JPMVIL083	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
65	JPMVIL084	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
66	JPMVIL085	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
67	JPMVIL086	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
68	JPMVIL087	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
69	JPMVIL088	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
70	JPMVIL089	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280
71	JPMVIL090	Plot	Residential (Villa)	8,107.81	6,080.86	2,270,000	280

Payment Plan:

Deposit	Immediate	5%
2nd Instalment	Dec-19	10%
3rd Instalment	Apr-20	5%
4th Instalment	Oct-20	10%
5th Instalment	Apr-21	10%
6th Instalment	Oct-21	10%
7th Instalment	Apr-22	10%
8th Instalment	Oct-22	10%
9th Instalment	Apr-23	10%
10th Instalment	Oct-23	10%
11th Instalment	Apr-24	10%

- **2% DLD**