NIP - Development Control Regulation – Warehouse / Logistics

Date: 14th Oct 2024_Rev02

Plot Parameters

Land Use	Warehouse / Logistics
GFA	As per Master Plan
GFA Distribution (SQM)	Warehouse: 80% of BUA Office: 20% of BUA
Plot Coverage (%)	Minimum: 20% Maximum: 60% (including shade structure)
Height	Warehouse: G + Mezzanine / 20m Office: G+3 / 20m
Setbacks	5.5m from all sides & Minimum 3m horizontal distance between two buildings/structure/use
Parking	Surface Parking
Boundary Wall	Roadside: Concrete Wall of min Height 2m Sides: Concrete Wall of min Height 2m / Chain Link Fence.

General Conditions & Definitions

General Notes:

- 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.
- Unless stated otherwise, The Master developer design control regulation takes precedent on other guidelines.
- The Master developer reserves the right to revise the design control information from time to time as deemed necessary.
- It is the plot's owner responsibility to secure all governmental regulatory authorities' approvals on proposed design without any liability towards the master developer's side.
- Any information not explicitly mentioned in these guidelines should be followed in accordance with Trakhees & DBCD (Dubai Building Code) regulations.
- It is the responsibility of the developer(s) to obtain relevant No Objection Certificates (NOC) from the Master developer and Trakhees in addition to relevant authorities, including but not limited to, DCD, DEWA , DCAA, Du, Etisalat, RTA, etc.

GFA Definition:

- Measurement used by Planning Authorities in Dubai to define the floor area ratio (FAR), where FAR is the ratio of GFA to plot area. The building GFA is the sum of the GFA of all floors, measured to the exterior surface of the external wall thickness and from the centerlines of the common walls joining two spaces. The measurement excludes external wall features such as corniches, brackets, and façade cladding materials.

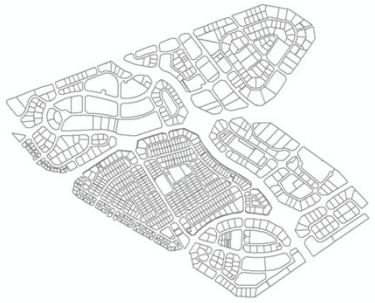
Built-up Area Definition:

- The Total constructed area in a building or a structure measured from the external walls of the building, inclusive of balconies, terraces and other projections, as well as any other covered spaces such as covered parking structures, circulation corridors, loading/unloading bays, basements, service floors, indoor swimming pools and any other permanent structures on the plot.

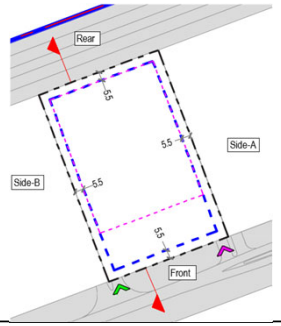
Plot Coverage:

- The Horizontal area occupied by main and annex buildings on the same plot, calculated from the external walls or roofed projection in the ground or upper floors (whichever has more projection). Nonfunctional beautification less than 0.45 meter shall not be included in the coverage calculation.

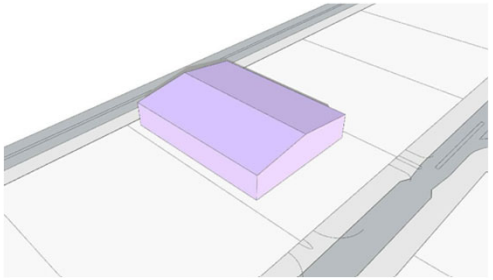
Development Map



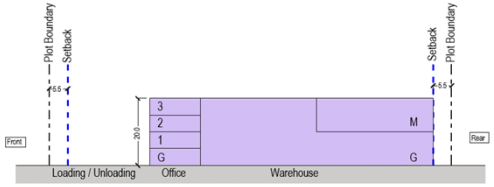
Indicative Plan



Indicative Massing



Indicative Section



Design Requirements

Design Control Regulations:

- These guidelines provide a comprehensive framework for the planning, design, construction, and operation of Warehouse in National Industries Park (NIP) in Dubai. Strict adherence to these guidelines is crucial to ensure the safety, efficiency, and compliance with local regulations.
- The developer shall comply with the master developer's plot development guidelines, zonal guidelines, urban design and architectural design character of the project
- The exact size and location of the plot boundary is defined by the approved affection plan issued by Trakhees.
- It is the responsibility of the individual plot developer to undertake the plot topographical studies and mitigate any level difference with the adjacent plots.
- Mezzanine level will be counted towards the allowed number of levels; it is considered as a part of the maximum building height. Mezzanine occupancy to be a maximum of 60% of the floor dedicated to manufacturing and warehouse.

Vehicle Access and Parking Standards

- Exact location of vehicular parking access (entry/exit) and pedestrian access points should be established as determined in the master plan and approved by the Master Developer/RTA/Trakhees.
- Truck maneuvering, loading and unloading areas should be provided within the plot boundary. Entry & Exit to and from the plot should be driving forward only.
- The site layout shall allow for loading and unloading of vehicles to take place within the boundary. Adequate parking spaces shall be provided within the plot limits.
- Trucks are not permitted to park on major roads.
- Vehicle entry and exit points must adhere to the turning radius and dimensions outlined in the Dubai Building Code requirements.
- Vehicle Design should comply with Trakhees & Dubai Building Code parking requirement.

Infrastructure Provision

- The developer must adhere to the utility allocations designated for the plot and follow the specific connection scheme provided by the Master Developer.
- Access to the plot across service corridors shall be paved after installation of service ducts. The developer should take measures to ensure the protection of the existing services. All costs shall be borne by the client.
- Access to the plot should be clear of any above ground services in the service corridor and the cost of any relocations or modifications shall be borne by the client.
- If required by the authority, the designated pocket substation should fit within the plot limits.
- The responsibility for ensuring complete compatibility with provided utilities, location, levels, etc., lies with the third-party developer and/or their representative.
- No direct access to the Port main distributor road and dual carriageway will be allowed.
- The plot owner can use the existing roads and utility easement, subject to authorities' approvals, with any associated fees borne by the client. The plot owner is responsible for conducting the necessary studies/approvals for traffic and infrastructure, considering the existing Right-of-Way (ROW) within the plot.
- Any changes in the allocated utility demand require approval from the master developer and are subject to applicable fees.

Disclaimer:
All massing, dimensions and drawings are appropriate and conditions surrounding the site plan are subject to change without notice. Actual dimensions and area may vary from the plan. The developer reserves the right to make revisions to the plan prior to the issuance of the final affection plan. There may minor variations and chamfers to the plans to accommodate utilities.