



Al Raha Gardens Development Control Regulations

October 2015

1. Purpose

THE PURPOSE OF THIS DOCUMENT IS TO OUTLINE BOTH THE RIGHTS AND OBLIGATIONS AN OWNER, TENANT OR USER OF AL RAHA GARDENS HAS WITH REGARD TO ANY ALTERATIONS, ADDITIONS, MODIFICATIONS OR EXTENSIONS THEY WOULD LIKE TO MAKE TO ANY VILLA OR TOWNHOUSE WITHIN ANY PLOT THAT IS WITHIN THE AL RAHA GARDENS COMMUNITY.

THESE RIGHTS AND OBLIGATIONS ARE IN ADDITION TO THE RIGHTS AND OBLIGATIONS SET OUT IN THE MASTER COMMUNITY DECLARATION FOR THE AL RAHA GARDENS COMMUNITY.

2. Introduction

Given the unique design of Al Raha Gardens' Residential development it is important that mutual respect of privacy and quality of life within this lush environment is maintained.

The goal of these regulations is to stipulate what an Owner, or his tenant, may or may not do to their property. These alterations include, but are not limited to: change of exterior colour; installation or change of doors, windows, garage doors, gates; glazing; any internal or external alterations that include change of walls, electrical, gas or water ducting, changes to roofs or parapets, additions such as TV dishes/satellites or any externally visible alterations.

Al Raha Gardens consists of 12 different villa types; the lot sizes vary from one plot to another.

The development control regulations apply to all villa and townhouse types and exclude any public areas being roads, parks, parking area or other community open space.

3. Ownership

An Owner owns his/her plot including the villa or townhouse from foundations (including piling) up to the top of the roof including parapet walls. The on-plot carport/garages are part of the properties. The off-plot open air parking adjacent or opposite the villa are owned by the community, not the individual user.

All lots containing villas and townhouses are surrounded by boundary walls. Some of these walls are shared 'party walls'; a party wall is a wall that stands astride the boundary of land belonging to two (or more) different owners.

The owner of a lot is also the owner of his boundary wall. A party wall owner owns this wall right up to the middle (centre-line) of the party walls; this includes the boundary wall. All owners shall maintain and repair their boundary walls and gates and garage doors (where existing) both on the inside and outside of their lot.

The Owner shall at all times maintain and repair his property in a neat and tidy condition and keep it in a good state of repair.

4. Permits and Approvals:

Any modifications that include structural changes, additions, change of external appearance with permanent structures, any electrical, gas or chilled water system changes will require formal approval of permits from the relevant Abu Dhabi Municipality and other relevant local Authority departments. Any temporary, shading or loose elements will not require a permit but must follow the below regulations.

4.1 Statutory Requirements - On Plot

In addition to the standard approvals and permitting process from all the relevant Authorities, the following are mandatory for any internal modifications, expansion of the existing structure and/or building of new structures:

- a. Abu Dhabi Municipality (ADM) 'Building Permit' approval for any proposed works.
- b. Abu Dhabi Distribution Company (ADDC) approval for any proposed works.
- c. Civil Defense approval for any proposed works.

All alterations that require structural changes need to engage a licensed and locally insured professional engineer to study and submit signed and stamped documents and obtain regulatory approvals.

All alterations shall be submitted to the above authorities for approval.

No works can start without a stamped and signed approved set of documents stating the agreed and approved changes from the above authorities.

4.2 Statutory Requirements – Off Plot

Under the current laws, all land that is off-plot is either owned by the Master Developer and/or Municipality, or is the responsibility of the Master Developer and/or Municipality. NO work shall be permitted in the off plot area without the written permission of the Master Developer and/or Municipality (or any subsequent owner(s)), depending on the legal position at the time of the proposal.

5. Development Control regulations:

5.1 Application

These regulations apply to all works, which for the purpose of these regulations relates to all modifications, alterations, additions and/or extensions to a villa/townhouse or the erection of a freestanding building or structure within the grounds of the villa/townhouse plot.

5.2 Development Control Regulations

- a. Use Regulations - These structures have been designed and set out within the overall (Project) plan area as single family homes/villas. No retail, commercial or other non-residential activity is permitted for these villas and townhouses.
- b. Design Regulations – All extensions and expansions to and all development within the villa plot shall be finished in a style, materials, quality, colour and texture to match the existing villa on the plot. All extensions must fully blend in with the existing style, materials, colours and finishes. All walls and roofs to be of solid material with textured paint render maintaining the same proportions and colours as the surrounding walls. All windows and doors to be the same as existing; all glass to be exactly the same as existing. All exterior lighting to be the same. No sloping roof with tiles, no glass enclosures, no dark or different glass from existing color, no light-weight structures with different exterior appearance,, etc.

Space	Exterior finish	Interior finish	Remarks
Wall	Rendered plaster wall with epoxy paint finish. Colour to be matched on existing colour for Aldar's approval.	Plastered wall with emulsion paint finish. Colour to be matched on the existing colour for Aldar's approval.	Use moisture resistant emulsion paint for interior wet areas.
floor	Non-slip ceramic tiles, size and pattern to be matched on the existing design.	Porcelain tiles size and pattern to be match on the existing design.	Use non-glazed ceramic/porcelain tiles for interior wet areas.
ceiling	Rendered plaster with epoxy paint finish.	False ceiling: gypsum board, size and pattern to be matched on the existing design.	Use moisture resistant 600x600 aluminium panel for wet areas.
Window	Double glazed window on aluminium powder coated frame. Size and assembly to be matched on existing design.	Double glazed window on aluminium powder coated frame. Size and assembly to be matched on existing design.	Colour to be matched on the existing window and frame.

- i. Façade Regulations – Any modifications to facades are limited to rear and side of the villa structure. No changes shall be made to the front façade except for balcony/terrace enclosures. Any modifications shall adhere to the above design regulations.
 - ii. Balconies Regulations – Existing balconies may be expanded/ modified, regardless of them falling within the no-build corridor; see Plan Diagrams. Front façade balconies can only be enclosed as previously stated.
 - iii. Garage Regulations – Garage area shall not be enclosed for the use of anything else but parking of vehicles. Garage doors may not be added.
- c. Privacy Regulations – No modifications shall invade the privacy on any adjacent villa. No fence walls shall be increased in height. No privacy shields shall be permitted on the demising walls. Privacy screens in the form of shading and screening tensile fabric shall be allowed over pools and private garden areas and not exceeding 3.2m height or equal to the existing ground floor height, whichever the greater. These need to be in a neutral colour. No windows shall be allowed in shared walls; no windows shall be allowed at less than 2 meters from the demising property line.
- d. Rooftop Regulations – Any additional MEP equipment or relocation of existing ones shall adhere to the following requirements:
- i. Equipment shall be screened using suitable decorative panels if its height exceeds the top of the parapet. All screening to follow design regulations as above.
 - ii. Equipment shall have a setback of 2m minimum from the edge of the parapet.
 - iii. All TV and other dishes shall be placed as such that these are not visible from the street. Place them as close to the middle of the roof as possible. All cabling shall be wired within the dwelling and not be visible to the outside of the façade.
 - iv. It must not be aesthetically displeasing or undesirable when viewed from the outside of the building.
- e. Boundary Wall Regulations – The boundary walls and their gates shall not be modified.
- f. Additional Regulations –
- i. No development is permitted within 2m of the underground pump rooms.
 - ii. No barbeque chimney or any cooking extraction device may be build or placed against the demising/fence walls.

5.3 Structures and civil works

Due to the nature of the construction methods used within the Al Raha Gardens community, NO works that involve structural changes (demolitions and/or additions) can commence on any villa/townhouse without an approved structural engineer's report and ADM approved and stamped documentation. Structural changes include adding walls on existing floors, making openings in existing walls or floors or any change that has an influence to the existing structure including the foundations of dwellings, boundary walls, under-ground tanks or other.

5.4 MEP works (Mechanical, Electrical, Plumbing)

All changes that relate to MEP including expansion of the chilled water system or any electrical or gas installation shall NOT commence without approved licensed MEP engineers' report and ADM and Civil Defense approved and stamped documents.

All expansion shall use the existing Tabreed chilled water system; no split unit fan-coil units + compressors shall be installed.

No exposed or publically visible piping, ducting, cabling or any other equipment shall be permitted.

6. Development zones:

6.1 Extent of possible development zones/extensions within a Plot:

The maximum area a villa/townhouse can be extended to is defined by the FAR = Floor Area Ratio. This is the ratio between all build up gross floor area (all floors measured from outside of walls) to the area of the plot itself (exterior to boundary wall and to middle of party wall). The FAR may not exceed the ratio of 1.0.

To clarify; example: a land plot of 400sq.m. Allows a maximum build-up area (all floors together measured from outside) of maximum 400sq.m.

There shall be no increase in height or additions permitted on the existing roofs.

Some townhouses already exceed the FAR ratio and therefore no expansion is permitted.

The villas can be expanded as shown in the Plan Diagrams below:

6.2 Zones Definition

The Al Raha Gardens Development comprises a total of (12) villa types. The individual types, although differing in some respects and allowing for different plot sizes tend to display on similar layout and pattern within the different plots, and this has resulted in the development control zones to being formulated on each of the layouts. This is to maintain uniformity, control the density of the development and respect privacy of the residents.

B1 – (Illustrated by White zones) This zone comprises the existing villa on the plot and includes all the land and building.

B2 – (Illustrated in Blue) This zone comprises the main area for any future expansion/extension to the villa on ground floor ONLY and may not exceed a height of 3.2meter or equal to the existing ground floor height, whichever is the greater. Roof of expansion/extension on the ground can be used as balcony only from the first floor.

B3 – (Illustrated in Green) This zone comprises all upper floor areas including indicated existing balconies, excluding garage/service room roofs and villa rooftop, which may fall anywhere on the property and may be developed or enclosed.

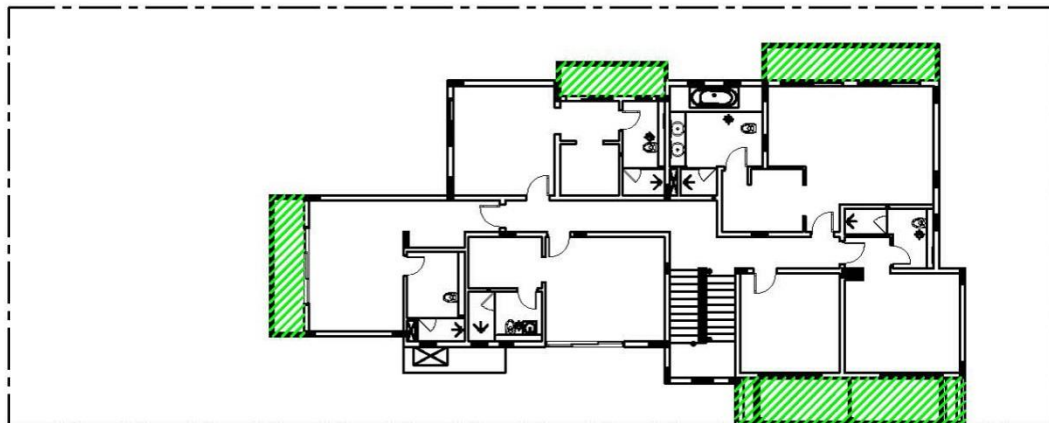
B4 – (Illustrated in Red) No build zone other than the provision of fabric shading devices, no higher than the villa and any balconies to be enclosed. Neither the fabric nor any other modifications are to detract from the visual appearance of the villa and the surrounding streetscape.

6.3 Plan diagrams per unit type

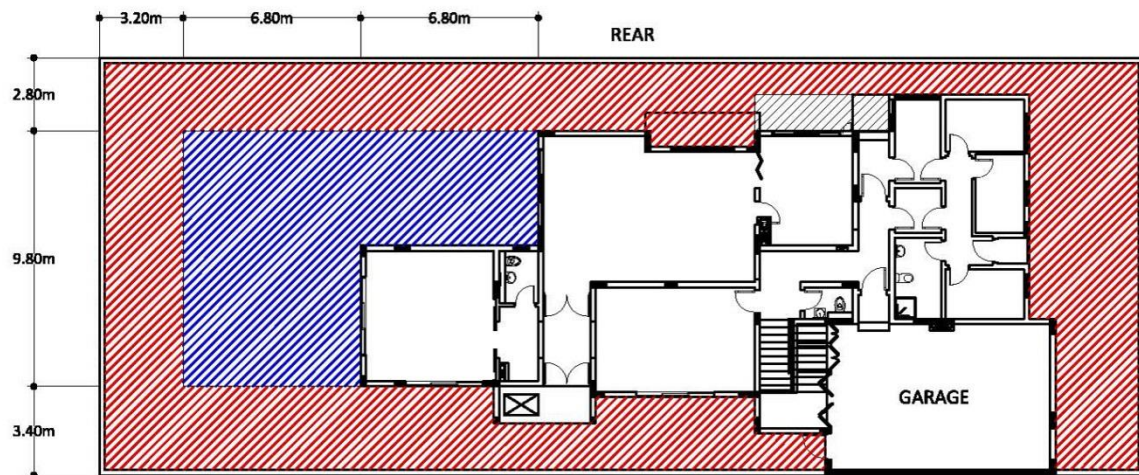
Typology	No. of Bedroom	Plot sizes	Total GEA	FAR	Allowance (m2)	Possible new FAR	Possible new Area (m2)	Total no. of plots
5 Bed Villa								
Type 1	5 Bedroom villa	640	518	0.809	122	1	640	20
Type 2	5 Bedroom villa	586	489	0.845	97	1	586	35
Type 3	5 Bedroom villa	480	442	0.921	38	1	480	35
Type 4	5 Bedroom villa	486	426	0.871	60	1	486	52
4 Bed Villa								
Type 5	4 Bedroom villa	408	326	0.818	81	1	408	181
Type 6	4 Bedroom villa	400	331	0.828	69	1	400	172
3 Bed Villa								
Type 7	3 Bedroom villa	360	296	0.822	64	1	360	123
	3 Bedroom villa	324	296	0.914	28	1	324	
Type 8	3 Bedroom villa	331	284	0.854	48	1	331	108
3-4 Bed Townhouses								
Type 9	4 Bed Townhouse	304	259	0.852	45	1	304	204
	4 Bed Townhouse	244	259	1.061	-	no expansion is permitted	-	
Type 10	4 Bed Townhouse	304	284	0.934	20	1	304	184
	4 Bed Townhouse	244	284	1.164	-	no expansion is permitted	-	
	4 Bed Townhouse	305	284	0.931	21	1	305	
Type 11	3 Bed Townhouse	255	266	1.043	-	no expansion is permitted	-	133
	3 Bed Townhouse	204	266	1.304	-	no expansion is permitted	-	
Type 12	3 Bed Townhouse	255	256	1	-	no expansion is permitted	-	132
	3 Bed Townhouse	204	256	1.25	-	no expansion is permitted	-	

*FAR = Floor Area Ratio (Floor is external measured area of every floor; Area is lot area measure to outside of boundary wall and middle to party wall)

**GEA = Gross External Area (area of every floor measured to the outside of all walls)



FIRST FLOOR



GROUND FLOOR

Type 1 [5 Bedroom Villa]

As Built

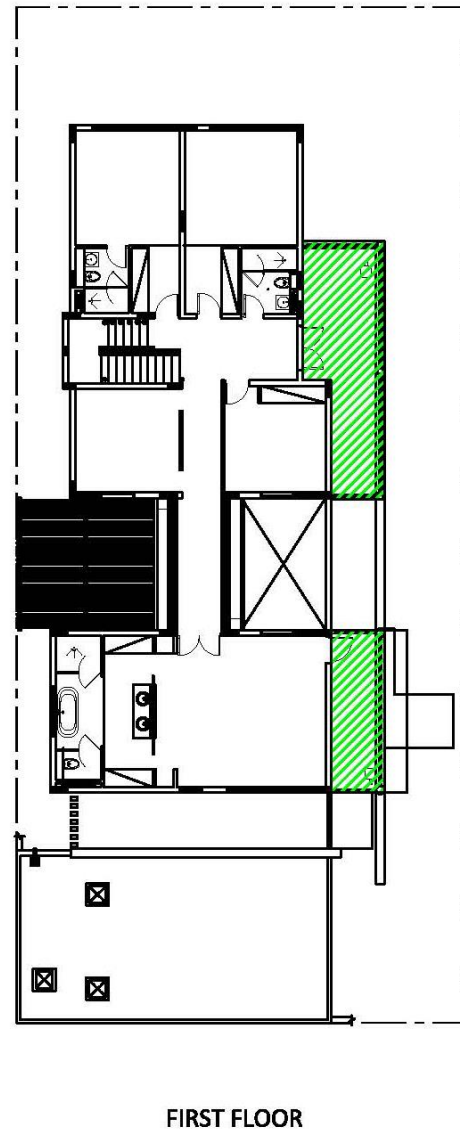
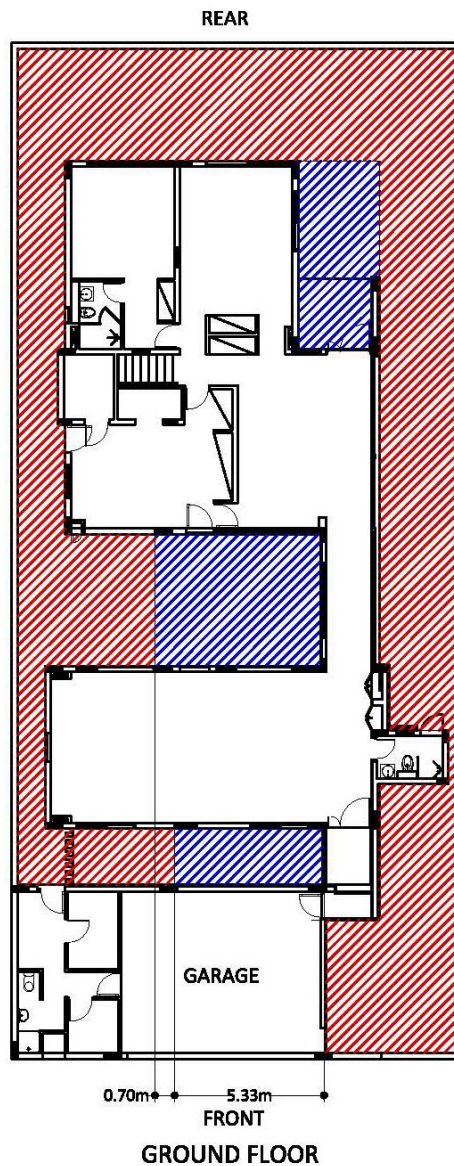
GFA: 518 sqm.

Example plot size: 640sqm.

FAR: 0.809

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 122sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



Type 2 [5 Bedroom Villa]

As Built

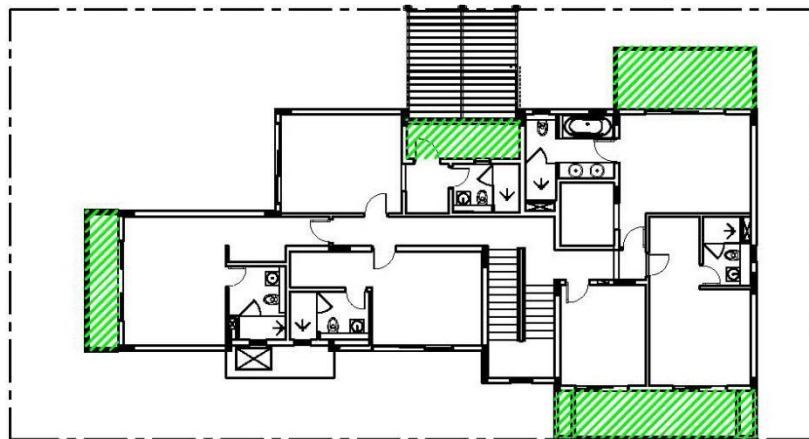
GFA: 489 sqm.

Example plot size: 586sqm.

FAR: 0.845

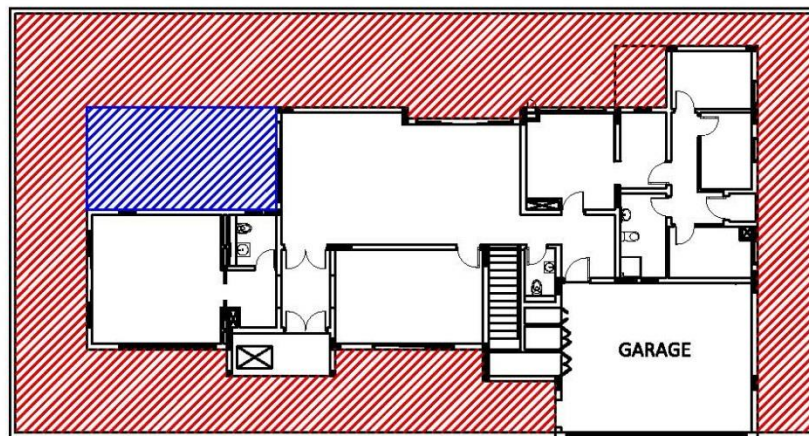
Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 97sqm.





FIRST FLOOR

REAR



FRONT

GROUND FLOOR

Type 3 [5 Bedroom Villa]

As Built

GFA: 442 sqm.

Example plot size: 480sqm.

FAR: 0.845

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 38sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



Type 4 [5 Bedroom Villa]

As Built

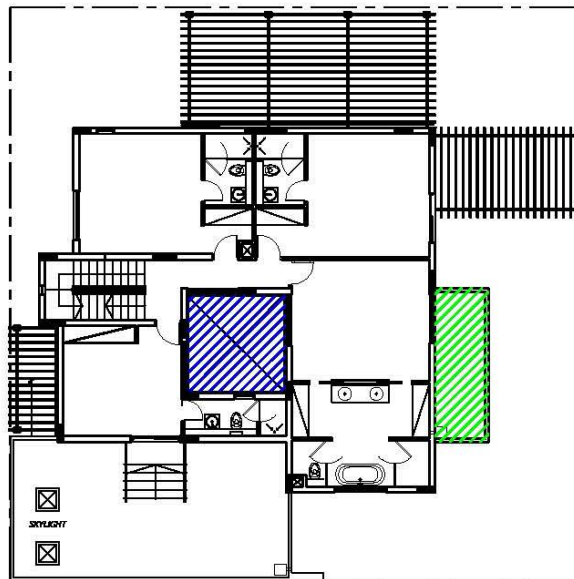
GFA: 426sqm.

Example plot size: 486sqm.

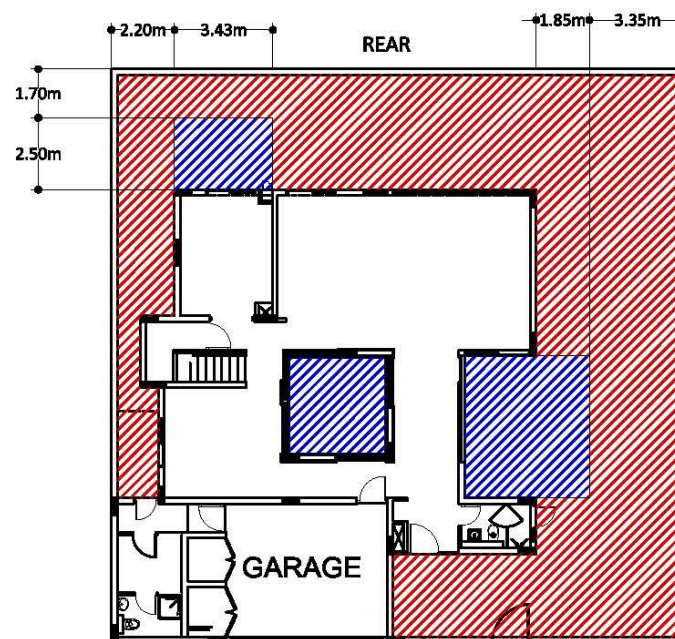
FAR: 0.876

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 60sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



FRONT

GROUND FLOOR

Type 5 [4 Bedroom Villa]

As Built

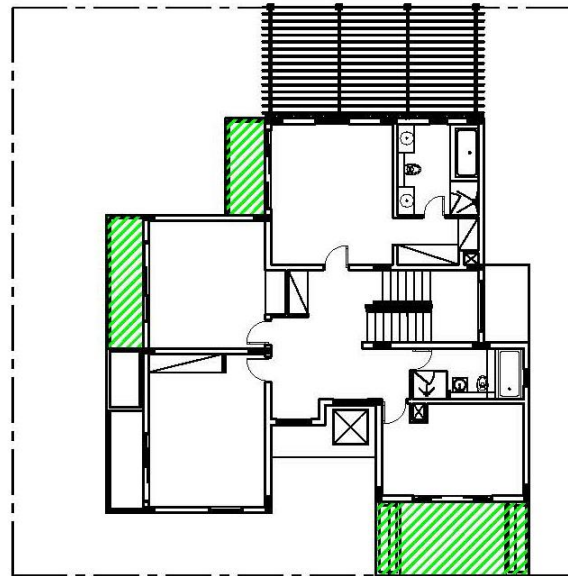
GFA: 326 sqm.

Example plot size: 408sqm.

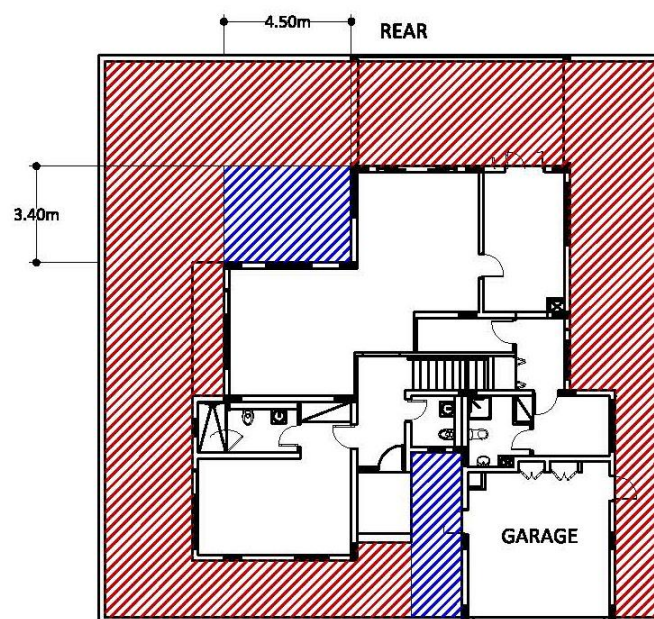
FAR: 0.818

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 81sqm.

-  B4 Zone No Build
-  B3 Zone Balconies
-  B2 Zone Build
-  B1 Zone Existing Villa GF, FF



FIRST FLOOR



FRONT
GROUND FLOOR

Type 6 [4 Bedroom Villa]

As Built

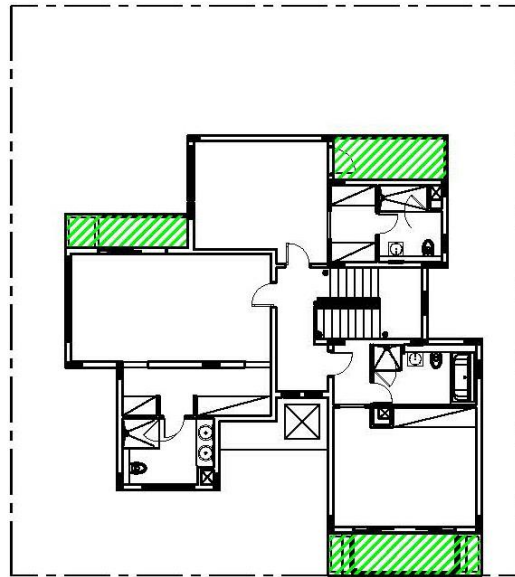
GFA: 331sqm.

Example plot size: 400sqm.

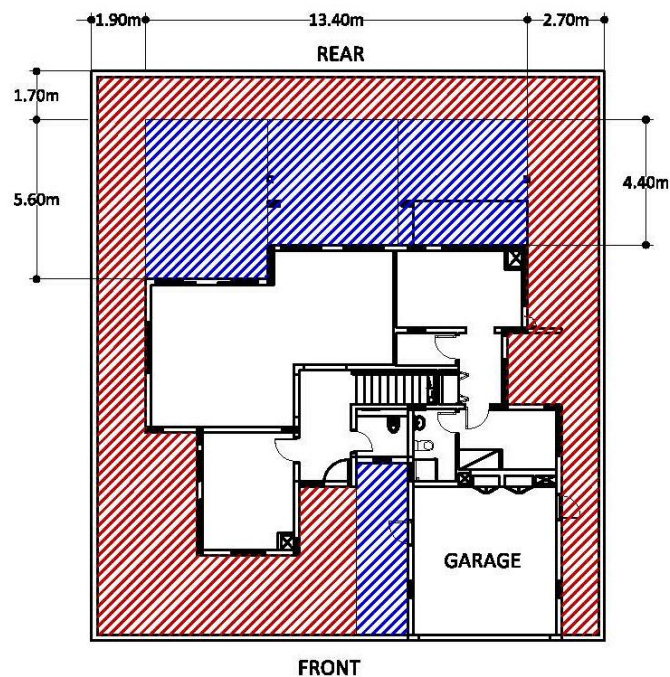
FAR: 0.828

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 69sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



GROUND FLOOR

Type 7 [3 Bedroom Villa]

As Built

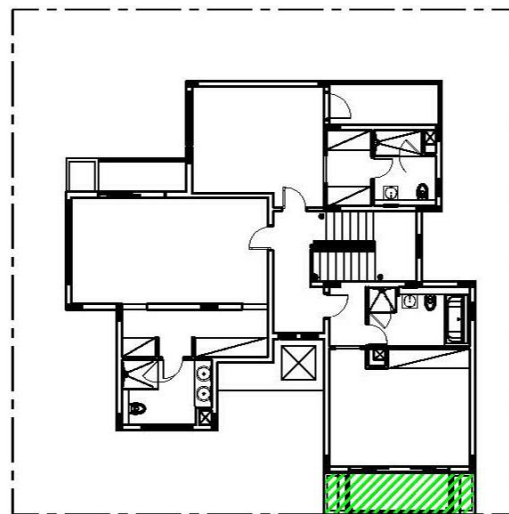
GFA: 296 sqm.

Example plot size: 360sqm.

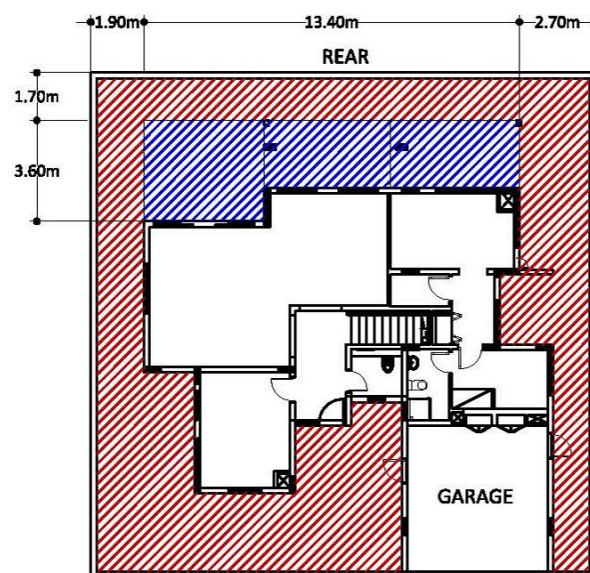
FAR: 0.822

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 64sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



GROUND FLOOR

Type 7 [3 Bedroom Villa]

As Built

GFA: 296 sqm.

Example plot size: 324sqm.

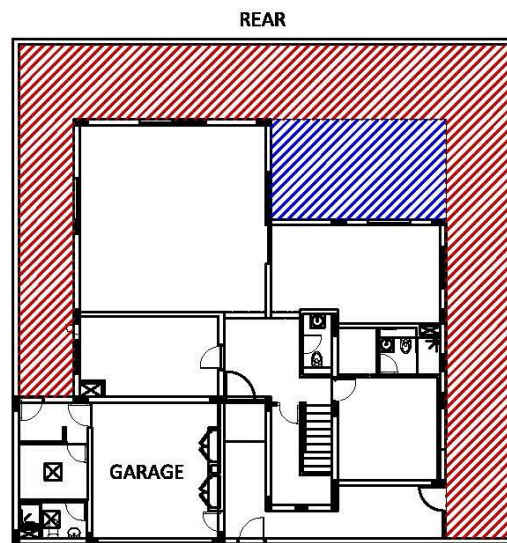
FAR: 0.91

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 28sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



GROUND FLOOR

Type 8 [3 Bedroom Villa]

As Built

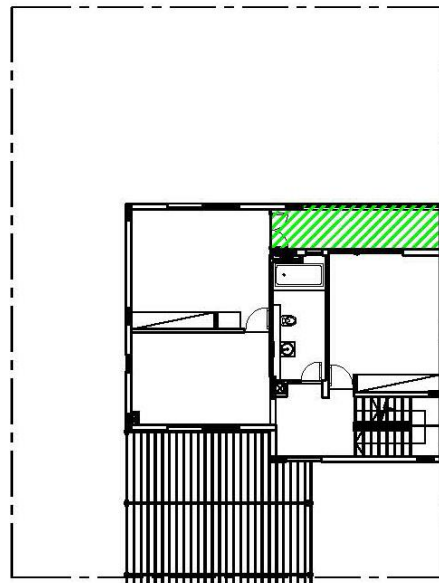
GFA: 283 sq.m

Example plot size: 331sqm.

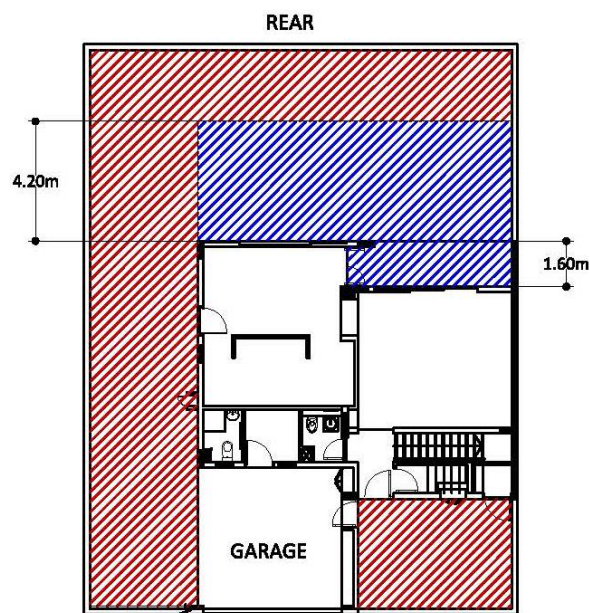
FAR: 0.85

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 48sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



GROUND FLOOR

Type 9 [4 Bedroom Townhouse]

As Built

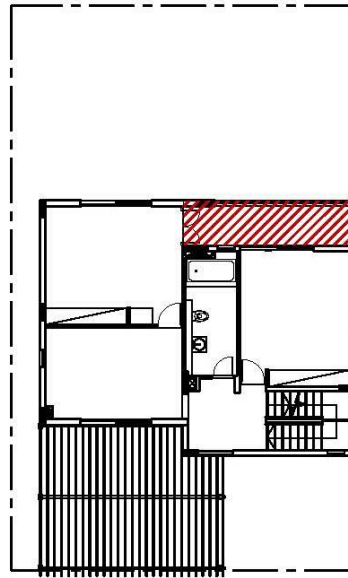
GFA: 259 sqm.

Example plot size: 304sqm.

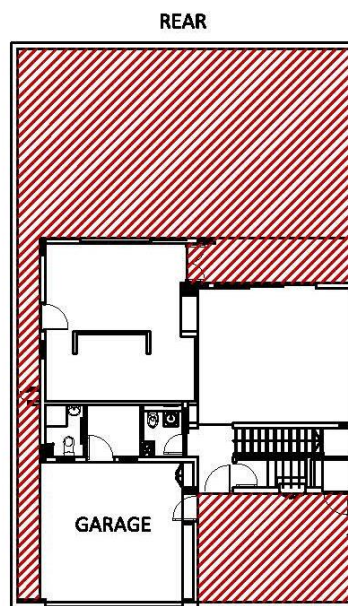
FAR: 0.852

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 45sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



FRONT

GROUND FLOOR

Type 9 [4 Bedroom Townhouse]

As Built

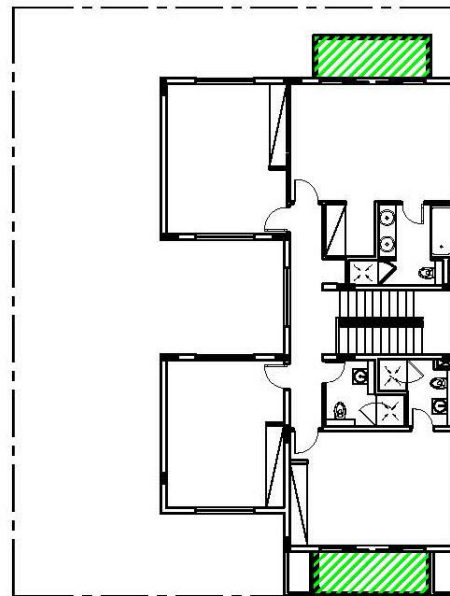
GFA: 259 sqm.

Example plot size: 244sqm.

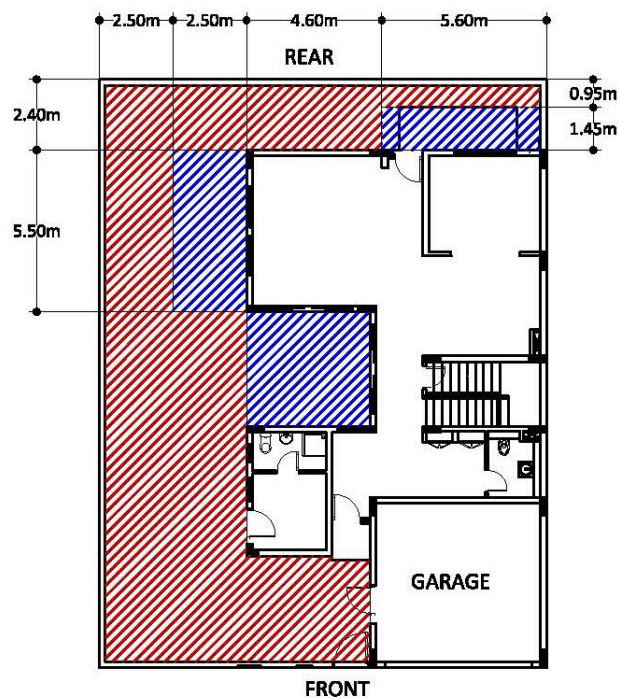
FAR: 1.06

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



FIRST FLOOR



GROUND FLOOR

Type 10 [4 Bedroom Townhouse]

As Built

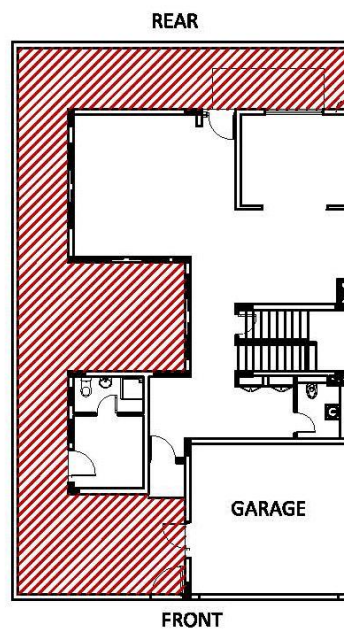
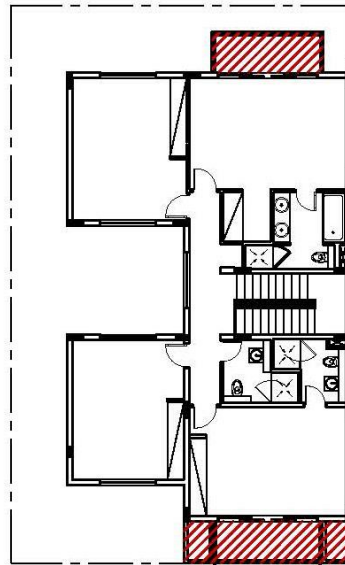
GFA: 284 sqm.

Example plot size: 304sqm.

FAR: 0.934

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 20sqm.

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



Type 10 [4 Bedroom Townhouse]

As Built

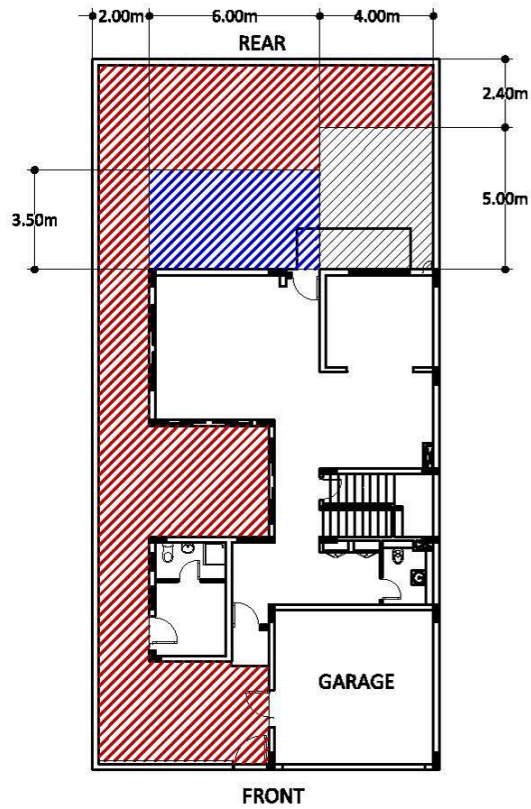
GFA: 284 sqm.

Example plot size: 244sqm.

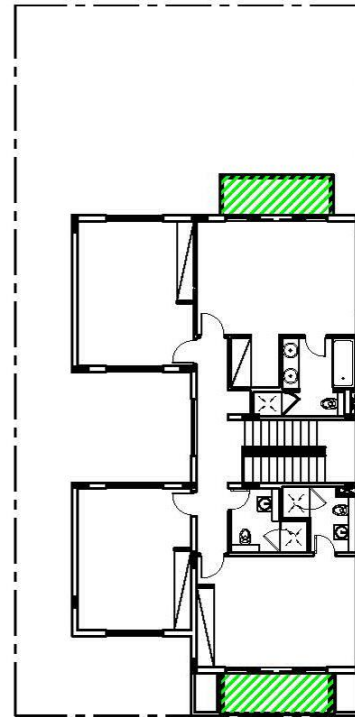
FAR: 1.164

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



GROUND FLOOR



FIRST FLOOR

Type 10 [4 Bedroom Townhouse]

As Built

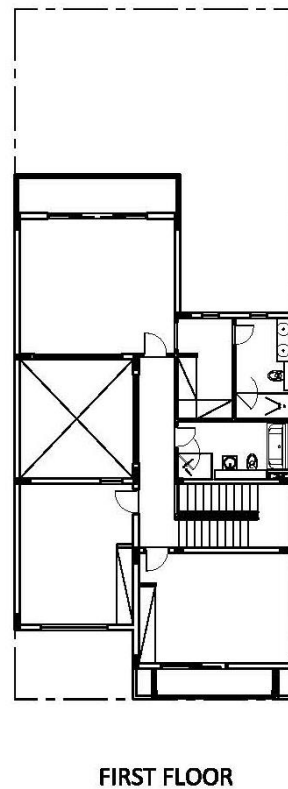
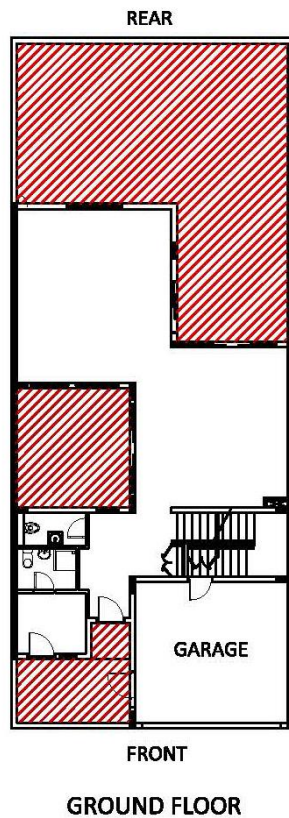
GFA: 284 sqm.

Example plot size: 305sqm.

FAR: 0.931

Note: As a maximum FAR of 1 is permissible, the maximum allowed expansion is 21sqm.





Type 11 [3 Bedroom Townhouse]

As Built

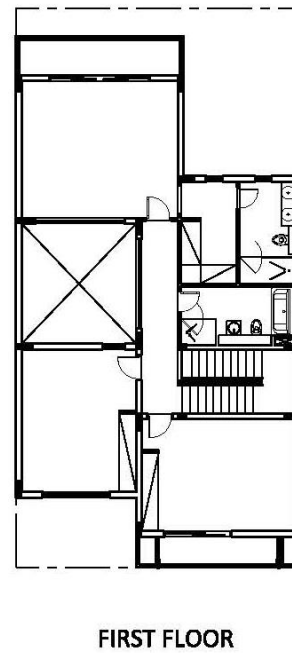
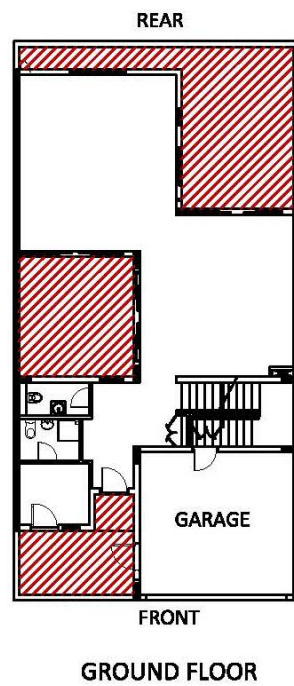
GFA: 266sqm.

Example plot size: 255sqm.

FAR: 1.043

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

	B4 Zone No Build
	B3 Zone Balconies
	B2 Zone Build
	B1 Zone Existing Villa GF, FF



Type 11 [3 Bedroom Townhouse]

As Built

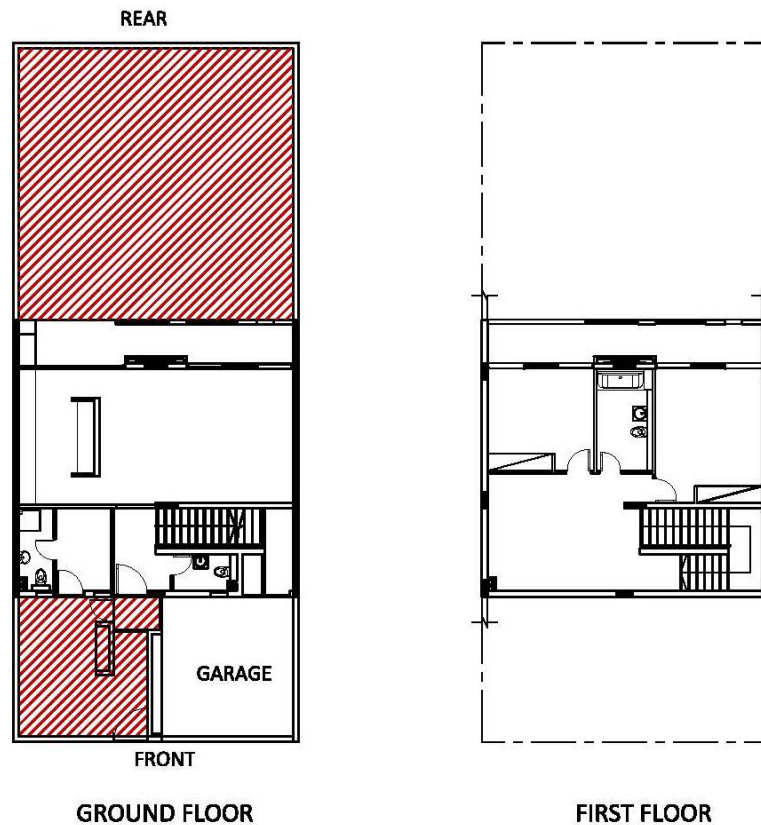
GFA: 266sqm.

Example plot size: 204sqm.

FAR: 1.30

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

-  B4 Zone
No Build
-  B3 Zone
Balconies
-  B2 Zone
Build
-  B1 Zone
Existing Villa
GF, FF



Type 12 [3 Bedroom Townhouse]

As Built

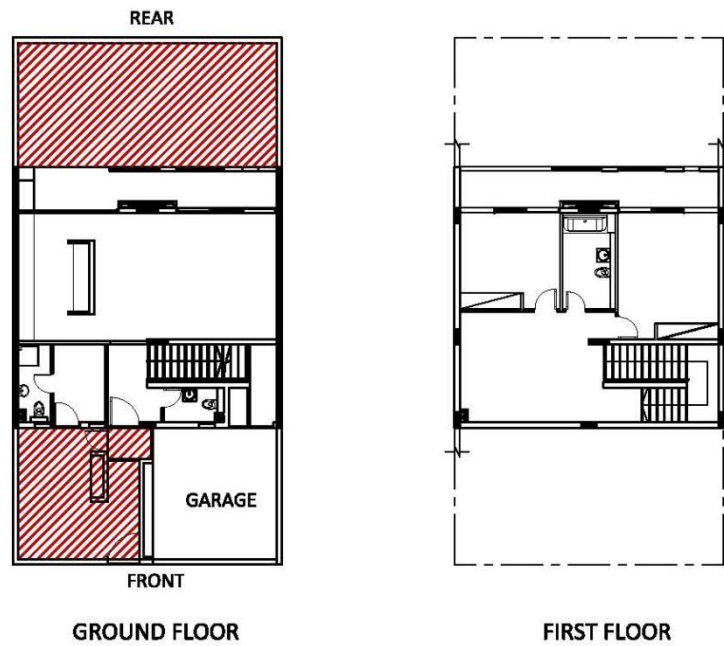
GFA: 255sqm.

Example plot size: 255sqm.

FAR: 1.0

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

	B4 Zone No Build
	B3 Zone Balconies
	B2 Zone Build
	B1 Zone Existing Villa GF, FF



Type 12 [3 Bedroom Townhouse]

As Built

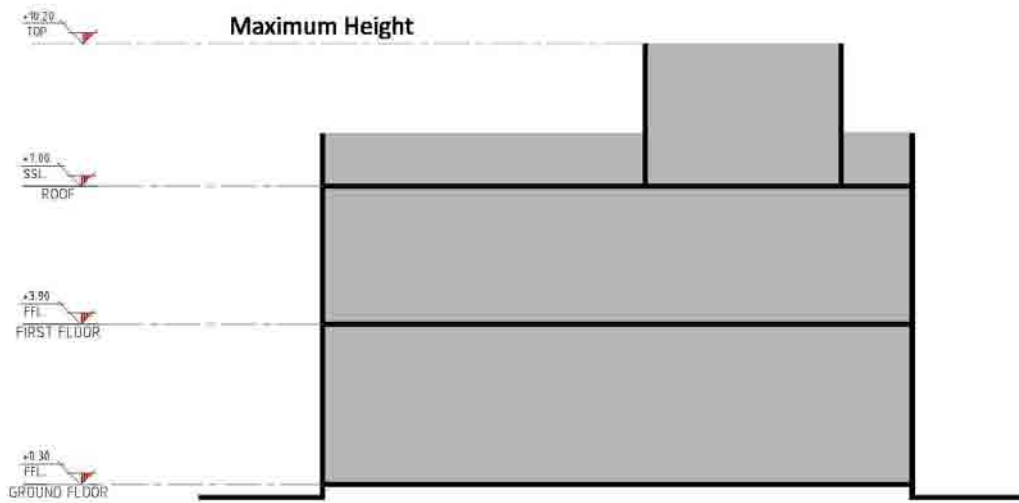
GFA: 255sqm.

Example plot size: 204sqm.

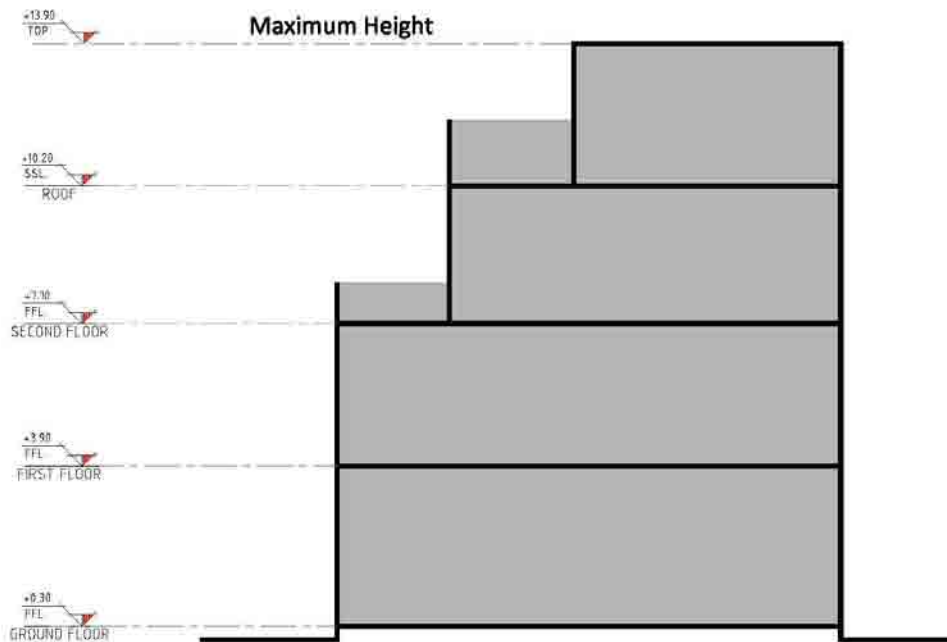
FAR: 1.25

Note: As a maximum FAR of 1 is permissible,
NO EXPANSION IS PERMITTED

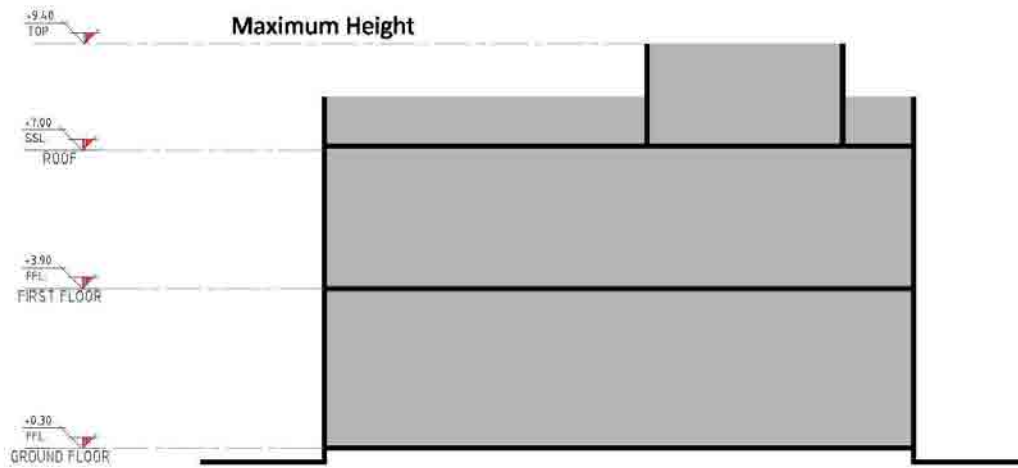
	B4 Zone No Build
	B3 Zone Balconies
	B2 Zone Build
	B1 Zone Existing Villa GF, FF



Type 1 - 8 [Villa]



Type 9 [Townhouse]



Type 10-11 [Townhouse]



Type 12 [Townhouse]

WEST



Legend

Villa Types

- 01-5-BED-VILLA-DLXE-S
- 02-5-BED-VILLA-DLXE-A
- 03-5-BED-VILLA-S
- 04-5-BED-VILLA-A
- 05-4-BED-VILLA-A
- 06-4-BED-VILLA-S
- 07-3-BED-VILLA-S
- 08-3-BED-VILLA-A
- 09-4-BED-TH-A
- 10-4-BED-TH-S
- 11-3-BED-TH-S
- 12-3-BED-TH-A

EAST



The end