

PLOT NUMBER	6438533	
PLOT AREA	5,244.59 M ² (56,452.32 FT ²)	
MAX. GFA	92,800.00 M ² (998,890.89 FT ²)	
MAX. HEIGHT	G+60	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	SEE NOTES	N/A
SIDE (2)	SEE NOTES	N/A
SIDE (3)	SEE NOTES	N/A
SIDE (4)	SEE NOTES	N/A

LAND USE / GFA SPLIT

COMMERCIAL : OFFICES
RESIDENTIAL : APARTMENT

PLOT COORDINATES		
ID	EAST	NORTH
1	500157.123	2776100.945
2	500081.834	2776093.631
3	500075.913	2776154.584
4	500161.151	2776162.865
5	500167.073	2776101.912


COORDINATES SYSTEM IS DLTM



GENERAL NOTES

- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M, ONE BAY FOR EACH 50 SQ.M. OF TOTAL OFFICE GFA.
- SETBACK: QUARTER OF THE HEIGHT FROM NEIGHBORING PLOTS AND FROM CENTER OF SIKKA - MAXIMUM 7.5M AND A MINIMUM OF 3M.
- NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED.
- THE DISTRIBUTION OF LAND USE AND RELEVANT GFA IS SUBJECT TO PLANNING, UTILITIES AND TRAFFIC APPROVED STUDIES.

THIS DOCUMENT IS FOR ILLUSTRATION PURPOSE. FINAL DATA CAN BE OBTAINED THROUGH SITE PLAN AND DEMARCATON CERTIFICATES REQUESTS.



سلطة دبي للتطوير
Dubai Development Authority

PLOT DETAILS


MASTER DEVELOPER

FALCONCITY OF WONDERS L.L.C

PROJECT NAME

FALCON CITY OF WONDERS


LOCATION MAP





COMMUNITY


WADI AL SAFA 2

LEGEND

 PROJECT LIMIT

 PLOT





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ISSUE DATE

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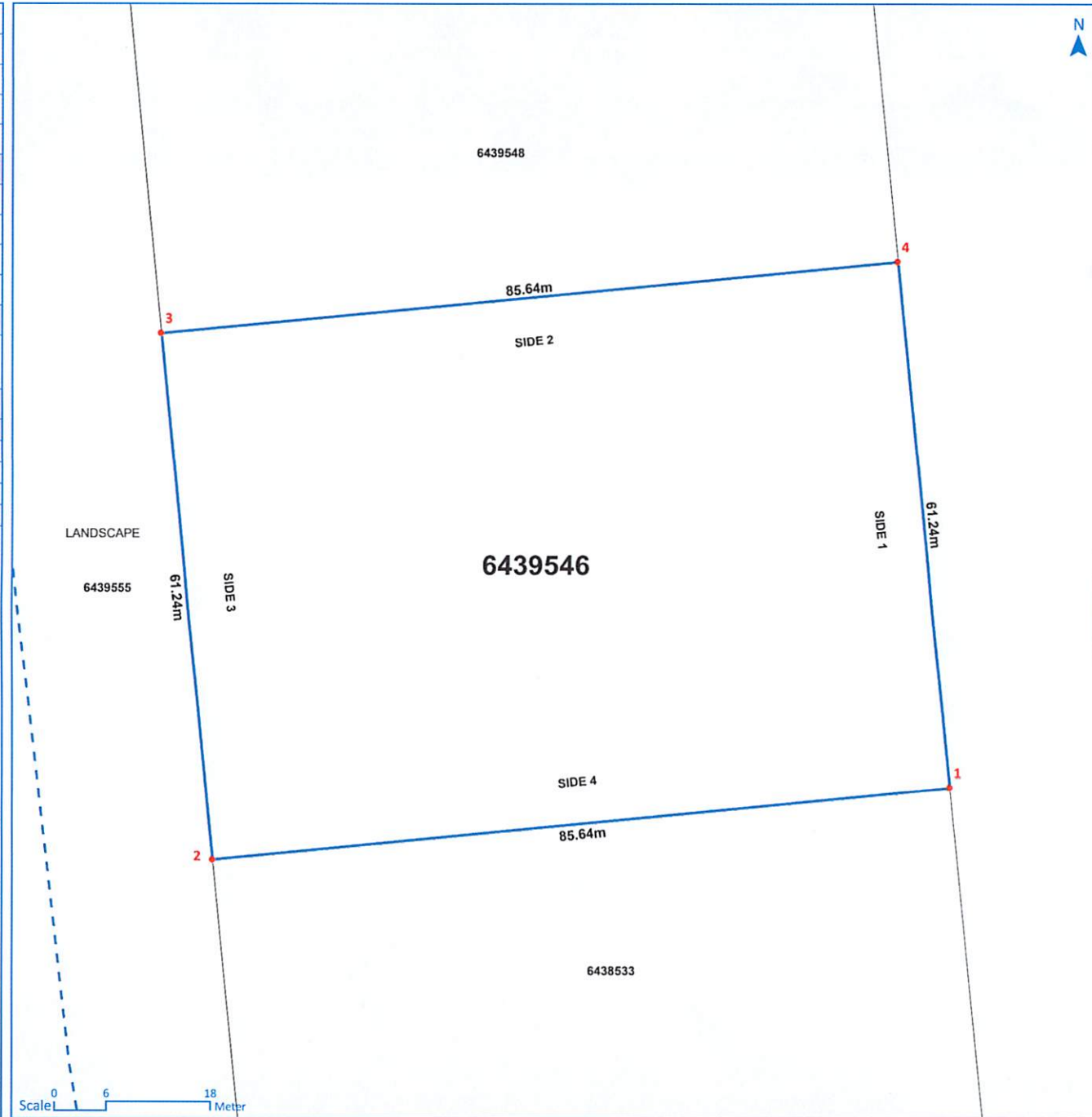
PLOT NUMBER	6439546	
PLOT AREA	5,244.59 M ² (56,452.30 FT ²)	
MAX. GFA	92,776.27 M ² (998,635.46 FT ²)	
MAX. HEIGHT	G+60	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	SEE NOTES	N/A
SIDE (2)	SEE NOTES	N/A
SIDE (3)	SEE NOTES	N/A
SIDE (4)	SEE NOTES	N/A

LAND USE / GFA SPLIT

COMMERCIAL : OFFICES
RESIDENTIAL : APARTMENT

PLOT COORDINATES		
ID	EAST	NORTH
1	500161.151	2776162.865
2	500075.913	2776154.584
3	500069.991	2776215.537
4	500155.230	2776223.818

COORDINATES SYSTEM IS DLTM



GENERAL NOTES	- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M, ONE BAY FOR EACH 50 SQ.M. OF TOTAL OFFICE GFA.
	- SETBACK: QUARTER OF THE HEIGHT FROM NEIGHBORING PLOTS AND FROM CENTER OF SIKKA - MAXIMUM 7.5M AND A MINIMUM OF 3M.
	- NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED.
	- THE DISTRIBUTION OF LAND USE AND RELEVANT GFA IS SUBJECT TO PLANNING, UTILITIES AND TRAFFIC APPROVED STUDIES.

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PLOT DETAILS

MASTER DEVELOPER

FALCONCITY OF WONDERS L.L.C

PROJECT NAME

FALCON CITY OF WONDERS

LOCATION MAP



COMMUNITY

WADI AL SAFA 2

LEGEND

- PROJECT LIMIT
- PLOT

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ISSUE DATE

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PLOT NUMBER	6439548	
PLOT AREA	5,244.60 M ² (56,452.40 FT ²)	
MAX. GFA	92,776.27 M ² (998,635.46 FT ²)	
MAX. HEIGHT	G+60	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	SEE NOTES	N/A
SIDE (2)	SEE NOTES	N/A
SIDE (3)	SEE NOTES	N/A
SIDE (4)	SEE NOTES	N/A

LAND USE / GFA SPLIT

COMMERCIAL : OFFICES
RESIDENTIAL : APARTMENT

PLOT COORDINATES		
ID	EAST	NORTH
1	500155.230	2776223.818
2	500069.991	2776215.537
3	500064.070	2776276.490
4	500149.308	2776284.771

COORDINATES SYSTEM IS DLTM



GENERAL NOTES	<ul style="list-style-type: none">- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M, ONE BAY FOR EACH 50 SQ.M. OF TOTAL OFFICE GFA.- SETBACK: QUARTER OF THE HEIGHT FROM NEIGHBORING PLOTS AND FROM CENTER OF SIKKA - MAXIMUM 7.5M AND A MINIMUM OF 3M.- NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED.- THE DISTRIBUTION OF LAND USE AND RELEVANT GFA IS SUBJECT TO PLANNING, UTILITIES AND TRAFFIC APPROVED STUDIES.
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PLOT DETAILS

MASTER DEVELOPER

FALCONCITY OF WONDERS L.L.C

PROJECT NAME

FALCON CITY OF WONDERS

LOCATION MAP



COMMUNITY

WADI AL SAFA 2

LEGEND

- PROJECT LIMIT
- PLOT

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ISSUE DATE

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PLOT NUMBER	6439547	
PLOT AREA	5,244.59 M ² (56,452.30 FT ²)	
MAX. GFA	92,776.27 M ² (998,635.46 FT ²)	
MAX. HEIGHT	G+60	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	SEE NOTES	N/A
SIDE (2)	SEE NOTES	N/A
SIDE (3)	SEE NOTES	N/A
SIDE (4)	SEE NOTES	N/A
LAND USE / GFA SPLIT		
COMMERCIAL : OFFICES		
RESIDENTIAL : APARTMENT		
PLOT COORDINATES		
ID	EAST	NORTH
1	500149.308	2776284.771
2	500064.070	2776276.490
3	500058.148	2776337.443
4	500143.387	2776345.724

COORDINATES SYSTEM IS DLTm



GENERAL NOTES

- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M, ONE BAY FOR EACH 50 SQ.M. OF TOTAL OFFICE GFA.
- SETBACK: QUARTER OF THE HEIGHT FROM NEIGHBORING PLOTS AND FROM CENTER OF SIKKA - MAXIMUM 7.5M AND A MINIMUM OF 3M.
- NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED.
- THE DISTRIBUTION OF LAND USE AND RELEVANT GFA IS SUBJECT TO PLANNING, UTILITIES AND TRAFFIC APPROVED STUDIES.

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PLOT DETAILS

MASTER DEVELOPER

FALCONCITY OF WONDERS L.L.C

PROJECT NAME

FALCON CITY OF WONDERS

LOCATION MAP



COMMUNITY

WADI AL SAFA 2

LEGEND

- PROJECT LIMIT
- PLOT



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